



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Appeals Hearing Officer

From: Amy Thompson, amy.thompson@slcgov.com or 801-535-7281

Date: September 7, 2018 (Publication Date)

Re: PLNAPP2018-00340 – Appeal of an Administrative Decision to Deny a Permit to Construct a New Billboard at 775 W North Temple

Appeal of Administrative Decision

PROPERTY ADDRESS: 775 W North Temple

PARCEL ID: 08-35-478-047

ZONING DISTRICT/ORDINANCE SECTIONS:

- TSA-UN-C – (Transit Station Area – Urban Neighborhood – Core)
- 21A.46.160 Billboards
- Chapter 21A.12 “Administrative Interpretations”

APPELLANT: Reagan Outdoor Advertising (ROA), represented by Guy Larson

INTERPRETATION ISSUE:

Whether or not Regan Outdoor Advertising can construct a new billboard at approximately 775 W North Temple in the special gateway area which is located on North Temple between 600 West and 2200 West.

ZONING ADMINISTRATOR’S DETERMINATION:

Section 21A.46.160(M) of the Salt Lake City Municipal Code regulates the use of billboard credits. A new billboard permit shall only be issued if the applicant has billboard credits of a sufficient number of square feet and billboards to allow construction of the new billboard. The request for a new billboard permit was denied because ROA has insufficient billboard credits in their North Temple Billboard Bank. Please see [Attachment C](#) for documentation of the decision of the Zoning Administrator.

APPEAL:

The appellant claims that the Administrative Interpretation issued on April 30th 2018 is incorrect for the following reasons:

1. ROA reviewed the City’s accounting of its billboard bank credits and believes the City’s calculations are incorrect.

Please see the City Attorney’s brief, [Attachment D](#) of this document, for a response to the issue identified in this appeal.

NEXT STEPS:

If the administrative decision is upheld, the decision stands and a permit will not be issued for construction of a new billboard on the subject property.

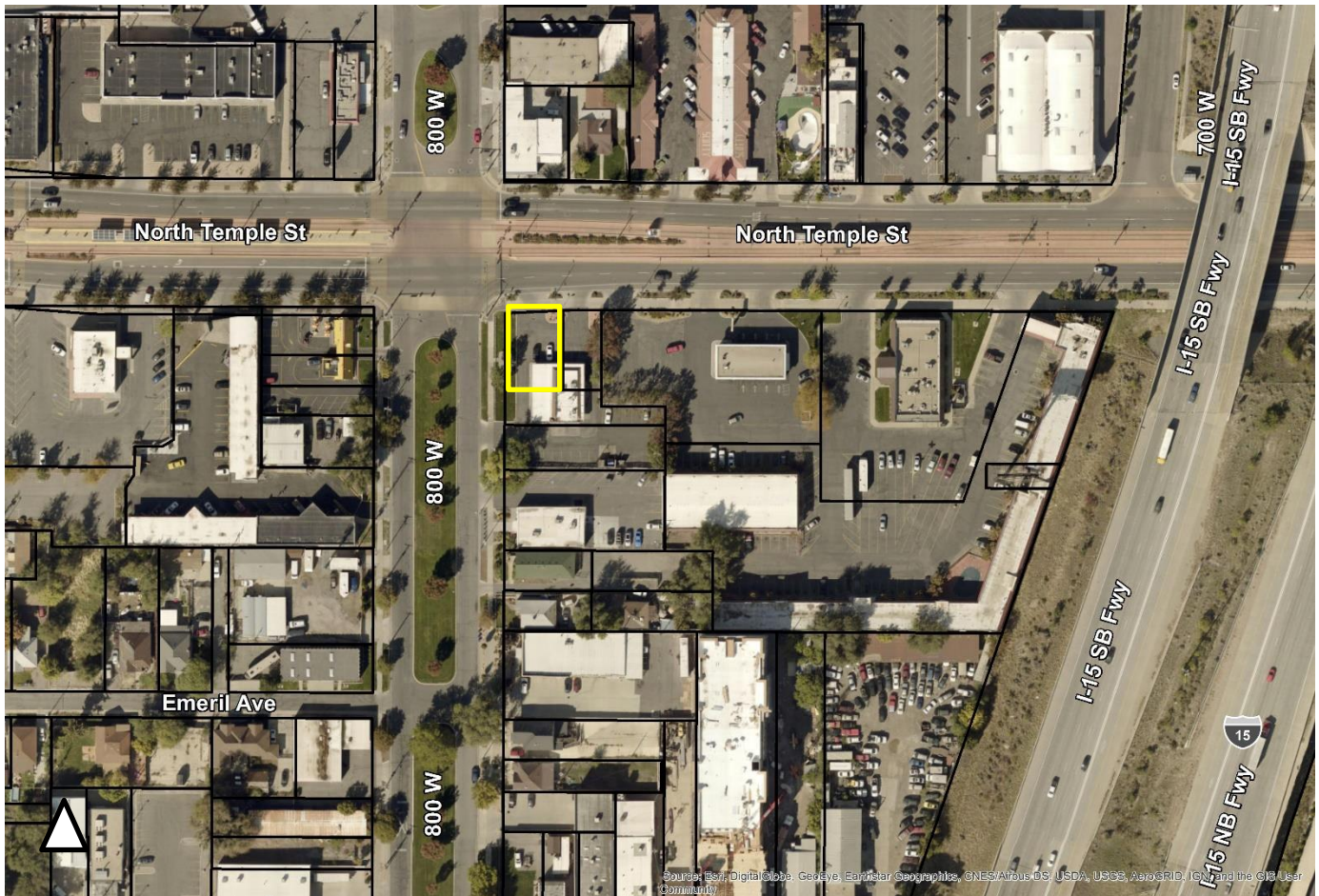
If the administrative decision is overturned and the appeals hearing officer determines the appellant has sufficient credits in their billboard bank to construct a new billboard, the property owner can apply for a building permit to construct the sign subject to compliance with all zoning regulations. Any billboard credits not used within 36 months of their creation shall expire and be of no further value or use except that lower priority credits effectuated pursuant section 21A.46.160(F)(4), or its successor, shall expire and be of no further value or use within 60 months of their initial creation.

The decision of the appeals hearing officer can be appealed to Third District Court within 30 days of the decision.

ATTACHMENTS:

- A. [Vicinity Map](#)
- B. [Appeal Application and Documentation of Evidence](#)
- C. [Administrative Decision Letter](#)
- D. [SLC Attorney's Response to Appeal Claim](#)
- E. [Public Comments](#)

ATTACHMENT A: VICINITY MAP



 SUBJECT PROPERTY

ATTACHMENT B: APPEAL APPLICATION & DOCUMENTATION



Appeal of a Decision

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Project # Being Appealed:

PLNAPP2018-00340

Received By:

MUMA

Date Received:

5/10/18

Appealed decision made by:

☐ Planning Commission

☒ Administrative Decision

☐ Historic Landmark Commission

Appeal will be forwarded to:

☐ Planning Commission

☐ Appeal Hearing Officer

☐ Historic Landmark Commission

Project Name:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Decision Appealed:

Denial of billboard construction application BLD2017-11044

Address of Subject Property:

775 W. North Temple, Salt Lake City, UT

Name of Appellant:

Reagan Outdoor Advertising

Phone:

801-521-1775

Address of Appellant:

1775 N Warm Springs Road, Salt Lake City, UT 84116

E-mail of Appellant:

guy@reaganusa.com

Cell/Fax:

Name of Property Owner (if different from appellant):

Barton Investment LLC

E-mail of Property Owner:

Phone:

Appellant's Interest in Subject Property:

Leasehold interest

AVAILABLE CONSULTATION

Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

APPEAL PERIODS

An appeal shall be submitted within ten (10) days of the decision.


REQUIRED FEE

Filing fee of \$253

Plus additional fee for required public notices. Additional fees for multiple hearings.

SIGNATURE

If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.


Signature of Owner or Agent:

Date:

05/09/2018

SUBMITTAL REQUIREMENT

☐☒

A written description of the alleged error and the reason for this appeal.

Attached hereto

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

JKP I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

Additional Guidelines for Those Appealing a Planning Commission or Landmarks Commission Decision

A person who challenges a decision by the Planning Commission or the Landmarks Commission bears the burden of showing that the decision made by the commission was in error.

The hearing officer, according to state statute, must assume that the decision is correct and only reverse it if it is illegal or not supported by substantial evidence in the record.

"Substantial evidence" means information that is relevant to the decision and credible. Substantial evidence does not include public clamor and emotion. It involves facts and not mere speculation. A witness with particular expertise can provide substantial evidence, but conjecture and public opinion alone are not substantial evidence.

The "record" includes information, including the application by the person seeking approval, the staff report, the minutes of the meeting, and any information submitted to the commission by members of the public, the applicant or others, before the decision was made. It does not include facts or opinion, even expert opinion, expressed after the decision is made or which was not available to the commission at the time the decision was made.

A decision is "illegal" if it is contrary to local ordinance, state statute or case law, or federal law. An applicant is entitled to approval if the application complies with the law, so a person challenging a denial should show that the application complied with the law; a person challenging an approval should show that the application did not conform to the relevant law. Issues of legality are not restricted to the record of the decision, but the facts supporting or opposing the decision are limited to those in the record.

With regard to the factual information and evidence that supports a decision, the person bringing the appeal, according to a long line of decisions handed down by the Utah State Supreme Court and the Court of Appeals, has a burden to "marshal the evidence" and then to demonstrate that the evidence which has been marshaled is not sufficient to support the decision.

The appellant is therefore to:

1. Identify the alleged facts which are the basis for the decision, and any information available to the commission when the decision is made that supports the decision. Spell it out. For example, your statement might begin with: "The following information and evidence may have been relied upon by the Commission to support their decision . . ."
2. Show why that basis, including facts and opinion expressed to the commission is either irrelevant or not credible. Your next statement might begin with: "The information and evidence which may have been relied upon cannot sustain the decision because . . ."

If the evidence supporting the decision is not marshaled and responded to, the hearing officer cannot grant your appeal. It may be wise to seek the advice of an attorney experienced in local land use regulation to assist you.

Reasons for Appeal:

By letter dated April 30, 2018, the City denied Reagan Outdoor Advertising's ("ROA") application to utilize banked billboard credits to construct a new billboard at 775 W. North Temple (BLD2017-11044).

The stated reason for the City's denial was as follows:

Accordingly, the new construction of a billboard at 775 W. North Temple is not permitted by Salt Lake City Code because Reagan has insufficient billboard credits in the North Temple billboard bank. The billboard construction application BLD2017-11044 is denied.

See letter, attached hereto.

ROA subsequently reviewed the City's accounting of its banked credits and believes that the City's calculations are incorrect. The City's records show a balance of -660 credits, which is not accurate based on the Deposit and Withdrawal figures contained in the City's accounting spreadsheet. A copy of the accounting spreadsheet is enclosed herewith. ROA requests that the City provide a full and accurate accounting of the credits that it has in the North Temple Special Gateway billboard bank. To the extent that the City has based its denial on an incorrect accounting, ROA requests that the decision be reversed.

JACQUELINE M. BISKUPSKI
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
PLANNING DIVISION

April 30, 2018

VIA Mail and Email to: guy@reaganusa.com

Reagan Outdoor Advertising
1775 North Warm Springs Road
Salt Lake City, Utah 84116
Attn: Guy Larson

Re: BLD2017-11044: Application to Construct a Billboard at 775 West North Temple

Dear Mr. Larson:

On December 27, 2017, Salt Lake City Corporation ("City") received Reagan Outdoor Advertising's ("Reagan") application for a permit to construct a new billboard at 775 W. North Temple (BLD2017-11044). From December 27, 2017 to present, the City has been considering this application as a request under Utah Code 10-9a-511(3)(c) to relocate the existing billboard from 1500 W. North Temple to 775 W. North Temple. This is based on direction given by Reagan's representative Victoria Lara (see attached letters in which Ms. Lara states that the request is "relocation of BLTN on 1500 W. North Temple. The property was recently purchased by Salt Lake City. Because of land development on the site we expect to be evicted shortly.")

However, on April 25, 2018, you emailed Doug Dansie and stated that the application for new billboard construction under BLD2017-11044 is not a relocation application but actually a request to use billboard credits from Reagan's North Temple billboard bank (see attached email from Guy Larson to Doug Dansie). Reagan was notified in each of the City's three zoning review cycles that Reagan does not have sufficient credits in the North Temple billboard bank to construct a new billboard at 775 W. North Temple (see attached zoning review cycles).

Accordingly, the new construction of a billboard at 775 W. North Temple is not permitted by Salt Lake City Code because Reagan has insufficient billboard credits in the North Temple billboard bank. The billboard construction application BLD2017-11044 is denied.

Sincerely,

A handwritten signature in cursive script that reads "Michaela Oktay".

Michaela Oktay
Salt Lake City
Deputy Planning Director

Record of Deposits and Withdraws

NORTH TEMPLE.

(801) 521-1775

[illegible]

ATTACHMENT C: ADMINISTRATIVE DECISION



April 30, 2018

VIA Mail and Email to: guy@reaganusa.com

Reagan Outdoor Advertising
1775 North Warm Springs Road
Salt Lake City, Utah 84116
Attn: Guy Larson

Re: BLD2017-11044: Application to Construct a Billboard at 775 West North Temple

Dear Mr. Larson:

On December 27, 2017, Salt Lake City Corporation ("City") received Reagan Outdoor Advertising's ("Reagan") application for a permit to construct a new billboard at 775 W. North Temple (BLD2017-11044). From December 27, 2017 to present, the City has been considering this application as a request under Utah Code 10-9a-511(3)(c) to relocate the existing billboard from 1500 W. North Temple to 775 W. North Temple. This is based on direction given by Reagan's representative Victoria Lara (see attached letters in which Ms. Lara states that the request is "relocation of BLTN on 1500 W. North Temple. The property was recently purchased by Salt Lake City. Because of land development on the site we expect to be evicted shortly.")

However, on April 25, 2018, you emailed Doug Dansie and stated that the application for new billboard construction under BLD2017-11044 is not a relocation application but actually a request to use billboard credits from Reagan's North Temple billboard bank (see attached email from Guy Larson to Doug Dansie). Reagan was notified in each of the City's three zoning review cycles that Reagan does not have sufficient credits in the North Temple billboard bank to construct a new billboard at 775 W. North Temple (see attached zoning review cycles).

Accordingly, the new construction of a billboard at 775 W. North Temple is not permitted by Salt Lake City Code because Reagan has insufficient billboard credits in the North Temple billboard bank. The billboard construction application BLD2017-11044 is denied.

Sincerely,

A handwritten signature in black ink that reads "Michaela Oktay".

Michaela Oktay
Salt Lake City
Deputy Planning Director



JACKIE BISKUPSKI
MAYOR

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

ORION GOFF
DIRECTOR

CYCLE 1 ZONING PLAN REVIEW

(Based on the Salt Lake City ordinance Title 21A)

Date: December 27, 2017 **Log No:** BLD2017-11044
Zoning District: TSA-UN-C
Project Name: BILLBOARD REAGAN OUTDOOR ADVERTISING
Address: 775 W North Temple

APPLICANT CONTACT INFORMATION:

Name: Guy Larson

Phone: 801-301-4083

Email: guy@reaganusa.com

Reviewed by: Ken Brown

Email: ken.brown@slcgov.com

Phone: 801-535-6179

To discuss this review in person, please call or email a request for an appointment.

Permit and zoning information is available by visiting the Building Services and Civil Enforcement website at:
<http://www.slcgov.com/building>

This building permit application at the above located address has been reviewed for compliance with the Salt Lake City zoning code. The comments below indicate that corrections, clarification or additional details are required.



Zoning Review Comments:

- 1) No greater number of billboards shall be allowed in Salt Lake City than the number of existing billboards. A new billboard permit shall only be issued if the applicant has billboard credits of a sufficient number of square feet and billboards to allow construction of the new billboard. This application has been reviewed by Doug Dansie of the Planning Div. (801-535-6182) and he has made the following comments in the Accela plan review program:
"From the drawings, I cannot tell what is being requested. Is this a new board? (there are no credits available for a new board on North Temple) Is this being moved? (from where?) Is it being reconstructed? Need more information".
- 2) New billboards may be constructed only in the area identified on the official billboard map (see #1 above).
- 3) Except as provided in paragraph O of 21A.46.160, no new billboard may be constructed within six hundred feet (600') of the right of way of any gateway (see #1 above).
- 4) The application uploaded to the City Required Forms folder is a Sign Permit Application rather than a Billboard Construction Application. Please complete and upload a Billboard Construction Application.
- 5) Please upload a site plan into the drawings folder rather than an aerial photo. This site plan shall be drawn to scale (1" = 20' minimum), and shall include the following:

- a) A North Arrow.
 - b) The parcel number, legal description, property lines and property line dimensions.
 - c) The footprint as indicated on the Plan View of sheet S1 of 2 and the setback and other dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure.
 - d) Location and dimensions of all rights-of-way, alleys, street and easements.
 - e) All existing and proposed conditions of the site, including buildings, landscaping, parking, etc.
 - f) Elevation datum for existing grade at the base of the support structure.
 - g) Distance (spacing) to the nearest existing billboard on the same side of the street.
- 6) The S1 of 2 and S2 of 2 sheet details shall identify the scale to which they are drawn.
- 7) The S1 of 2 sheet shall include the following:
- a) The handrail to handrail width documented on the Plan View.
 - b) Identification as to which Elevation View is being presented (North, South, East or West).
 - c) All dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure (including the cross over structure).
 - d) Elevation datum for existing grade at the base of the support structure and elevation datum at the top of the billboard.

This concludes this Zoning Review.

After **all** reviewers have completed their task:

Please reply to this review by downloading a response letter into the  [Review Comment Responses](#) folder and revised or added drawings to the  [Drawings](#) folder. All drawing revisions are to be uploaded into the Drawings folder, using the exact same naming of each sheet to maintain order and version sequence.

Thank you.

Victoria Lara

Site Coordinator

Reagan Outdoor Advertising

1775 North Warm Springs Rd

Salt Lake City, Ut 84116

victoria@reaganusa.com

Mobile: (801) 870-6726

Office: (801) 521-1775

Fax: (801) 521-9741



Ken, Steven and Kristeen,

Thank you for your review and comments. I apologize in advance, every city's process is different and I am trying to get familiar with yours. Let me know if I have to resubmit anything.

1. Request: relocation of BLTN on 1500 W North Temple. The property was recently purchased by Salt Lake City. Because of land development on site we expect to be evicted shortly.
2. New Billboard will be on a special gateway: North Temple between 600 West and 2200 West
3. No gateway right away within 600'
4. Both submitted in: City required forms
5. Submitted in: Drawings
6. Submitted in: Drawings
7. Submitted in: Drawings

Thanks,

Victoria Lara



JACKIE BISKUPSKI
MAYOR

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

ORION GOFF
DIRECTOR

CYCLE 2 ZONING PLAN REVIEW

(Based on the Salt Lake City ordinance Title 21A)

Date: December 27, 2017 **Log No:** BLD2017-11044
Zoning District: TSA-UN-C
Project Name: BILLBOARD REAGAN OUTDOOR ADVERTISING
Address: 775 W North Temple

APPLICANT CONTACT INFORMATION:

Name: Guy Larson

Phone: 801-301-4083

Email: guy@reaganusa.com

Reviewed by: Ken Brown

Email: ken.brown@slcgov.com

Phone: 801-535-6179

To discuss this review in person, please call or email a request for an appointment.

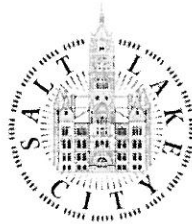
Permit and zoning information is available by visiting the Building Services and Civil Enforcement website at:

<http://www.slcgov.com/building>

This building permit application at the above located address has been reviewed for compliance with the Salt Lake City zoning code. The comments below indicate that corrections, clarification or additional details are required.

Zoning Review Comments:

- 1) The previous review indicated that no greater number of billboards shall be allowed in Salt Lake City than the number of existing billboards, and that a new billboard permit shall only be issued if the applicant has billboard credits of a sufficient number of square feet and billboards to allow construction of the new billboard. The response to this issue indicates that this is a request to relocate the 1500 W North Temple billboard yet I find no application for billboard demolition at the 1500 W North Temple address for the City I.D. billboard 43 / Owner's I.D. 301 & 302, therefore; no billboard credits seem to be available. Please explain, and in the future please remember to describe the scope of work in the "Detailed Description" field of the application. This information has been missing on most of the resent proposals.
- 2) The previous review indicated that new billboards may be constructed only in the area identified on the official billboard map and the response to this issue states that this new billboard is in a Special Gateway. New Billboards are prohibited in this special gateway unless the Special Gateway account is holding an existing, demolished, nonconforming billboard of sufficient number of square feet and billboards to allow construction of the new billboard. As previously noted by Doug Dansie of the Planning Dept. and as indicated in item #1 above, it appears that there are no credits within the Special Gateway account to accommodate this proposal.



JACKIE BISKUPSKI
MAYOR

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

ORION GOFF
DIRECTOR

CYCLE 3 ZONING PLAN REVIEW

(Based on the Salt Lake City ordinance Title 21A)

Date: February 6, 2018 **Log No:** BLD2017-11044
Zoning District: TSA-UN-C
Project Name: BILLBOARD REAGAN OUTDOOR ADVERTISING
Address: 775 W North Temple

APPLICANT CONTACT INFORMATION:

Name: Guy Larson

Phone: 801-301-4083

Email: guy@reaganusa.com

Reviewed by: Ken Brown

Email: ken.brown@slcgov.com

Phone: 801-535-6179

To discuss this review in person, please call or email a request for an appointment.

Permit and zoning information is available by visiting the Building Services and Civil Enforcement website at:
<http://www.slcgov.com/building>

This building permit application at the above located address has been reviewed for compliance with the Salt Lake City zoning code. The comments below indicate that corrections, clarification or additional details are required.

Zoning Review Comments:



- 1) The previous reviews have indicated that no greater number of billboards shall be allowed in Salt Lake City than the number of existing billboards, and that a new billboard permit shall only be issued if the applicant has billboard credits of a sufficient number of square feet and billboards to allow construction of the new billboard. The response to this issue, uploaded on 1/24/2018 is the same response uploaded on 1/2/2018 and does nothing to clarify this issue. It is understood that this is a request to relocate the 1500 W North Temple billboard, yet I find no application for billboard demolition at the 1500 W North Temple address for the City I.D. billboard 43 / Owner's I.D. 301 & 302, therefore; no billboard credits seem to be available. Please submit a separate Billboard Demolition application for the 1500 W North Temple address, complete the demolition of the billboard and inform Doug Dansie that it has been removed so that the proper credit can be entered into the appropriate account. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 2) The previous reviews indicated that the application uploaded to the City Required Forms folder is a Sign Permit Application rather than a Billboard Construction Application. The response to this issue, uploaded on 1/24/2018 is the same response uploaded on 1/2/2018 and does nothing to resolve this issue. There still

is no completed Billboard Construction Application for this 775 W North Temple address. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.

- 3) The Drawings folder currently contains two (2) separate Site Plans, and these site plans differ in the way that the billboard is portrayed. To prevent confusion, and to determine exactly what is being reviewed and approved for permit issuance, only one (1) Site Plan can be included in the Drawings folder. As has been expressed to Guy Larsen over the last several years; aerial photos are generally not acceptable as a site plan because they seldom contain all of the information necessary to obtain a permit (north arrow, parcel number and legal description, property lines and dimensions, the scale at which they are presented [minimum 1" = 20'], etc.). Please indicate which Site Plan is to be used for review and permit issuance so that the other one can be eliminated. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 4) The previous review indicated that the site plan shall include the following:
 - a) The parcel number and legal description for review against the property line dimensions. This information has still not been provided as requested, and the Markups made on the Site Plan uploaded on 1/2/2018 to help in the understanding of what is being requested, have gone completely unheeded. Placement of a copy of the Salt Lake County Recorder sheet was not what was requested. Although this information can be used to review the dimensions of the property, this information is required to be included on the Site Plan to show compliance, without having to search other documents. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
 - b) The footprint as indicated on the Plan View of sheet S1 of 2 and the setback and other dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure. This information has still not been provided, and the Markups made on the Site Plan uploaded on 1/2/2018 to help in the understanding of what is being requested, have gone completely unheeded. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
 - c) Location and dimensions of all rights-of-way, alleys, street and easements. This information has still not been provided, and the Markups made on the Site Plan uploaded on 1/2/2018 to help in the understanding of what is being requested, have gone completely unheeded. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 5) The previous review indicated that the S1 of 2 and S2 of 2 sheet details shall identify the scale to which each detail has been drawn. These two (2) sheets have not been modified as requested. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 6) The S1 of 2 sheet shall include the following:
 - a) The handrail to handrail width documented on the Plan View for review against the Site Plan and associated details.
 - b) Identification as to which Elevation View is being presented (North, South, East or West) for review against the Site Plan.
 - c) All dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure (including the cross over structure, walk ways, handrails, etc.) for review against the Site Plan.
Please follow these instructions for this, and all future proposals for a timely review and permit issuance.

This concludes this Zoning Review.

After **all** reviewers have completed their task:

Please reply to this review by downloading a response letter into the  Review Comment Responses folder and revised or added drawings to the  Drawings folder. All drawing revisions are to be uploaded into the Drawings folder, using the exact same naming of each sheet to maintain order and version sequence.

Thank you.

Dansie, Doug

From: guy <guy@reaganusa.com>
Sent: Wednesday, April 25, 2018 11:11 AM
To: Dansie, Doug
Cc: Litvack, David; Reberg, Mike
Subject: Reagan Outdoor North Temple Application

Doug,

I am writing in response to your email below.

In your email you indicated that Salt Lake City assumes Reagan applied to move the sign on North Temple pursuant to State Law. That is an INCORRECT assumption by Salt Lake City. Reagan formally applied pursuant to Salt Lake City's billboard ordinance NOT Utah State billboard law.

I am at a loss as to why Salt Lake City would incorrectly make the assumption the application was made as you have described in your email below. In previous instances when Reagan has applied in Salt Lake pursuant to Utah State Billboard Law, it had made it abundantly clear that is its intent. In fact Reagan uses a special form letter it has designed for those instances.

Reagan requests its application be considered by Salt Lake City under the Salt Lake City billboard ordinance and approved or denied under Salt Lake City's ordinance.

If Salt Lake City's position is Reagan has a negative footage balance in the North Temple sign bank, Salt Lake needs to formally deny the permit for that reason and Reagan will appeal the decision. If, hypothetically Reagan does have a negative footage balance on North Temple, once the sign in question is banked, Reagan would still be entitled to the footage difference between the deficit and the amount of footage deposited.

Once again I reiterate Reagan did NOT apply to move the sign on North Temple pursuant to Utah State billboard law. Reagan applied under the billboard ordinance of Salt Lake City.

Reagan requests its application be considered under the billboard ordinance of Salt Lake City and would appreciate a response in the near future based on Salt Lake City's zoning ordinance.

Sincerely,

Guy Larson
Real Estate Manager
Reagan Outdoor Adv

From: Dansie, Doug [<mailto:Doug.Dansie@slcgov.com>]
Sent: Monday, April 23, 2018 11:51 AM
To: guy
Cc: Norris, Nick; Lewis, Katherine
Subject: RE: Reagan Outdoor North Temple Application

Guy

My involvement constitutes managing the North Temple billboard bank and Reagan has maintained a negative balance on North Temple for years, having deposited credits then withdrawn them without ever actually demolishing the original board deposited. As previously noted, there are no credits to withdraw to facilitate a new board on North Temple using the billboard bank. This information has already been conveyed several times.

It is my understanding that Reagan has applied to build a new board at 800 West North Temple but has NOT formally applied to remove an old board from anywhere else and has not formally notified the City of the intent to use state law to move an existing board. However, the City has proceeded under the assumption that you are using state law to move a board presently located at the Overnighter Motel on North Temple, rather than use the bank. As previously noted, State law mandated relocation decisions are not made by me or the permits office and have been transmitted to the attorney and mayor's offices for direction.

It has been represented to me that members of the Mayor's staff have been in contact with Reagan and discussions have been happening at that level.

However; I will once again forward this email to the Attorneys office for their review and response.

Doug Dansie, AICP

Senior Planner

PLANNING DIVISION

DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS

SALT LAKE CITY CORPORATION

Email: Doug.Dansie@slcgov.com

TEL 801-535-6182

FAX 801-535-6174

WWW.SLCGOV.COM

Guy Larson

Real Estate Manager

Reagan Outdoor Advertising

1775 N Warm Springs Road

Salt Lake City, UT 84116

Office: (801) 521-1775

Direct: (801) 526-1429

Mobile: (801) 301-4083

Fax: (801) 521-9741

guy@reaganusa.com

ATTACHMENT D: SLC ATTORNEY’S RESPONSE TO APPEAL CLAIM

ADMINISTRATIVE HEARING OF A LAND USE APPEAL
(Case Nos. PLNAPP2018-00340, Appealing BLD2017-11044)
(September 6, 2018)

Appellant:	Reagan Outdoor Advertising
Decision-making entity:	Zoning Administrator
Addresses Related to Appeal:	775 W. North Temple 1500 W. North Temple
Request:	Appealing the City's denial of application to use banked billboard credits.
Brief Prepared by:	Samantha Slark, Senior City Attorney Katherine N. Lewis, Senior City Attorney

On December 27, 2017, Salt Lake City Corporation (the "City") received an application from Reagan Outdoor Advertising ("Reagan") to construct a new billboard at 775 W. North Temple (BLD2017-11044) (the "775 North Temple Sign"). Reagan did not have sufficient billboard credits in the North Temple special gateway billboard bank, so, on April 30, 2018, the City properly denied Reagan's application to construct the 775 W. North Temple Sign.

BACKGROUND

On or about December 27, 2017, Reagan applied to construct a new billboard at 775 W. North Temple. The City began its zoning review process, and the Planning Division noted "from the drawings, I cannot tell what is being requested. Is this a new board? (there are no credits available for a new board on North Temple) Is this being moved (from where?) Is it being reconstructed? Need more information." See Cycle 1 Zoning Plan Review, attached as Exhibit A. Victoria Lara, Reagan's Site Coordinator, replied in a letter, stating that the request was to relocate the billboard located at 1500 W. North Temple, near the Overniter Motel ("Overniter Property") because "the property was recently purchased by Salt Lake City. Because of land development on site, we expect to be evicted shortly." See Exhibit A, Victoria Lara response to Cycle 1 Zoning Plan Review. The City therefore treated the application as a written request to relocate the billboard under Utah Code § 10-9a-511(2)(a).

In its next zoning review cycle, Planning Division staff noted that Reagan had insufficient credits in its North Temple special gateway billboard bank to construct the 775 North Temple Sign, and Reagan's "response to this issue indicates that this is a request to relocate the 1500 W. North Temple billboard yet I find no application for billboard demolition at the 1500 W. North Temple address." See Exhibit A, Cycle 2 Zoning Plan Review. In response to the City's Cycle 2

Zoning Plan Review, Ms. Lara reiterated that the request was to relocate the billboard located at the Overniter Property. See Exhibit A, Victoria Lara response to Cycle 2 Zoning Plan Review.

Planning Division staff's third zoning review noted the same issues: that a billboard relocation request must be accompanied by a request to demolish the existing billboard, and in the alternative, Reagan did not have sufficient billboard credits in its North Temple special gateway billboard bank to construct the new 775 North Temple Sign.

On April 23, 2018, Guy Larson, Reagan's Real Estate Manager, sent Doug Dansie, a City Senior Planner, an email asking about the status of the 775 North Temple Sign application. On the same day, Mr. Dansie replied reiterating that Reagan's North Temple special gateway billboard bank had a negative balance. See Exhibit B, April 23, 2018 emails between Guy Larson and Doug Dansie. On April 25, 2018, Mr. Larson replied that "in your email you indicated that Salt Lake City assumes Reagan applied to move the sign on North Temple pursuant to State Law. That is an INCORRECT assumption by Salt Lake City. Reagan formally applied pursuant to Salt Lake City's billboard ordinance NOT Utah State billboard law." See Exhibit B, April 25, 2018 email from Guy Larson to Doug Dansie.

Based on Mr. Larson's email to Mr. Dansie, the City treated the 775 North Temple Sign application as a request to use Reagan's billboard credits from its North Temple billboard bank. On April 30, 2018, the City denied Reagan's application to construct the 775 North Temple Sign because Reagan does not have sufficient billboard credits in its North Temple special gateway billboard bank. On May 10, 2018, Reagan filed an appeal challenging the City's denial on the basis that the City incorrectly calculated Reagan's billboard credits in the North Temple special gateway billboard bank.

SUMMARY OF ARGUMENT

The appeals hearing officer should uphold the zoning administrator's denial of Reagan's application to construct the 775 North Temple Sign because Reagan does not have sufficient billboard credits in its North Temple special gateway billboard bank. Reagan has not met its burden of proving that the City's calculation of billboard credits in the North Temple billboard bank was in error. The City provided Reagan with its billboard bank calculations for the North Temple special gateway and Reagan provided no evidence that the calculation was incorrect or the City incorrectly interpreted its zoning ordinance.

STANDARD OF REVIEW

The City's hearing officers are conferred authority to review for correctness a zoning administrator's interpretation or application of Salt Lake City Code.¹ In addition, Reagan has the "burden of proving the decision appealed is incorrect."² The City's hearing officers do not have authority to determine the scope or meaning of Utah Code or decide if provisions of Salt Lake City

¹ Salt Lake City Code § 21A.16.010 ("the hearing officer shall hear and decide appeals alleging an error in any administrative decision made by the zoning administrator . . . in the administration or enforcement of [Title 21A].")

² Salt Lake City Code § 21A.16.030(F).

Code are contrary to or violate provisions of state law.³ Those determinations are for the district court.⁴

Reagan challenges the zoning administrator's denial of Reagan's request to construct the new 775 North Temple Sign on grounds that the City miscalculated the billboard credits. Thus, Reagan has the burden of showing some error in the City's calculation.

ARGUMENT

The City properly denied Reagan's request to build the 775 North Temple Sign because Reagan had insufficient credits in the North Temple special gateway billboard bank.

1. Reagan has negative billboard credits in the North Temple special gateway billboard bank.

Reagan has a balance of negative 660 credits in its North Temple billboard bank. Reagan makes no attempt to show the entries in North Temple billboard bank are incorrect or that Reagan is entitled to credits that are not included in the bank and completely fails to meet its burden on this appeal.

Regardless, the determination that Reagan does not have sufficient credits in its billboard bank to construct a new billboard on North Temple is correct. First, the first line of the statement attached to Reagan's appeal includes a billboard that does not belong in the North Temple billboard bank. See Attached Billboard Bank to Reagan's Appeal. It is abundantly clear from the address alone that this billboard was not located in the North Temple special gateway and no credits can accrue to the North Temple billboard bank from the demolition of this billboard — 505 East 500 South. This transcription error occurred when the City's accounting for billboard banks were transferred from paper form to electronic excel spreadsheets. See Exhibit C, North Temple Special Gateway Billboard Account and supporting documents and General Billboard Bank Account. Notably, the 505 East 500 South billboard appears on the first line of the excel spreadsheet for the general billboard bank. *Id.* Since the same template was used to create electronic spreadsheets for all the billboard banks the reason for the transcription error is clear — the first line was not deleted when the template was copied. *Id.* Running the calculations without the incorrectly included 505 East 500 South billboard leaves a balance of negative 660. *Id.*

Second, Reagan may demolish the billboard located at the Overniter Property and request credits be added to the North Temple billboard bank and then use those credits to build a new billboard in the North Temple special gateway, subject to the requirement in City Code

³ See e.g. Utah Code § 10-9a-707(4) ("Only those decisions in which a land use authority has applied a land use ordinance to a particular application, person, or parcel may be appealed to an appeal authority."); *Bennion v. Sundance Development*, 897 P.2d 1232, 1236, n.5 (Utah 1995) (finding County board was limited to review of interpretation of County code.)

⁴ Memorandum Decision, Feb. 3, 2016, *Outfront Media v. Salt Lake City*, Case No. 160900413. See also *Bennion*, 897 P.2d at 1236, n.5 (Utah 1995) (finding County board was limited to review of interpretation of County code.)

21A.46.160(O)(1) that the new billboard is in the same special gateway and in a zoning district equal to or less restrictive than the zone in which the Overniter Property is located. However, Reagan has not requested a demolition permit and demolished the billboard as required before credits may be added to the account. Moreover, even if Reagan takes these steps, Reagan would need to “repay” the negative 660 debt before any credits may be withdrawn.⁵ Currently, the City properly denied Reagan’s appeal because Reagan does not have sufficient credits in the North Temple billboard bank to construct a new billboard.

CONCLUSION

For the reasons stated above, the City properly denied Reagan’s application to use billboard credits in the North Temple special gateway to construct a new billboard at 775 W. North Temple. That decision should be affirmed.

⁵ Reagan has a (-660) balance in the North Temple special gateway billboard bank because it deposited billboard credits for a billboard located at 1400 W. North Temple, but never demolished the billboard. The City subsequently discovered that Reagan did not own the billboard structure at 1400 W. North Temple, but by then Reagan had used the deposited credits for a new billboard in the North Temple special gateway. The City manually removed the billboard credits for the 1400 W. North Temple billboard after confirming that Reagan was not entitled to the credits, which created the negative balance in the billboard bank. The supporting documents, including a letter from Reagan acknowledging that it did not own the 1400 W. North Temple billboard and did not have the right to the banked credits, are attached as Exhibit D.

EXHIBIT A TO CITY'S BRIEF
APPEAL NO. PLNAPP2018-00278
Zoning Cycle Review and Responses



JACKIE BISKUPSKI
MAYOR

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

ORION GOFF
DIRECTOR

CYCLE 1 ZONING PLAN REVIEW

(Based on the Salt Lake City ordinance Title 21A)

Date: December 27, 2017

Log No: BLD2017-11044

Zoning District: TSA-UN-C

Project Name: BILLBOARD REAGAN OUTDOOR ADVERTISING

Address: 775 W North Temple

APPLICANT CONTACT INFORMATION:

Name: Guy Larson

Phone: 801-301-4083

Email: guy@reaganusa.com

Reviewed by: Ken Brown

Email: ken.brown@slcgov.com

Phone: 801-535-6179

To discuss this review in person, please call or email a request for an appointment.

Permit and zoning information is available by visiting the Building Services and Civil Enforcement website at:
<http://www.slcgov.com/building>

This building permit application at the above located address has been reviewed for compliance with the Salt Lake City zoning code. The comments below indicate that corrections, clarification or additional details are required.



Zoning Review Comments:

- 1) No greater number of billboards shall be allowed in Salt Lake City than the number of existing billboards. A new billboard permit shall only be issued if the applicant has billboard credits of a sufficient number of square feet and billboards to allow construction of the new billboard. This application has been reviewed by Doug Dansie of the Planning Div. (801-535-6182) and he has made the following comments in the Accela plan review program:
"From the drawings, I cannot tell what is being requested. Is this a new board? (there are no credits available for a new board on North Temple) Is this being moved? (from where?) Is it being reconstructed? Need more information".
- 2) New billboards may be constructed only in the area identified on the official billboard map (see #1 above).
- 3) Except as provided in paragraph O of 21A.46.160, no new billboard may be constructed within six hundred feet (600') of the right of way of any gateway (see #1 above).
- 4) The application uploaded to the City Required Forms folder is a Sign Permit Application rather than a Billboard Construction Application. Please complete and upload a Billboard Construction Application.
- 5) Please upload a site plan into the drawings folder rather than an aerial photo. This site plan shall be drawn to scale (1" = 20' minimum), and shall include the following:

- a) A North Arrow.
- b) The parcel number, legal description, property lines and property line dimensions.
- c) The footprint as indicated on the Plan View of sheet S1 of 2 and the setback and other dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure.
- d) Location and dimensions of all rights-of-way, alleys, street and easements.
- e) All existing and proposed conditions of the site, including buildings, landscaping, parking, etc.
- f) Elevation datum for existing grade at the base of the support structure.
- g) Distance (spacing) to the nearest existing billboard on the same side of the street.
- 6) The S1 of 2 and S2 of 2 sheet details shall identify the scale to which they are drawn.
- 7) The S1 of 2 sheet shall include the following:
 - a) The handrail to handrail width documented on the Plan View.
 - b) Identification as to which Elevation View is being presented (North, South, East or West).
 - c) All dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure (including the cross over structure).
 - d) Elevation datum for existing grade at the base of the support structure and elevation datum at the top of the billboard.

This concludes this Zoning Review.

After **all** reviewers have completed their task:

Please reply to this review by downloading a response letter into the  Review Comment Responses folder and revised or added drawings to the  Drawings folder. All drawing revisions are to be uploaded into the Drawings folder, using the exact same naming of each sheet to maintain order and version sequence.

Thank you.

Victoria Lara

Site Coordinator
Reagan Outdoor Advertising
1775 North Warm Springs Rd
Salt Lake City, Ut 84116
victoria@reaganusa.com
Mobile: (801) 870-6726
Office: (801) 521-1775
Fax: (801) 521-9741



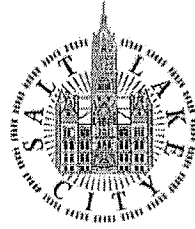
Ken, Steven and Kristeen,

Thank you for your review and comments. I apologize in advance, every city's process is different and I am trying to get familiar with yours. Let me know if I have to resubmit anything.

1. Request: relocation of BLTN on 1500 W North Temple. The property was recently purchased by Salt Lake City. Because of land development on site we expect to be evicted shortly.
2. New Billboard will be on a special gateway: North Temple between 600 West and 2200 West
3. No gateway right away within 600'
4. Both submitted in: City required forms
5. Submitted in: Drawings
6. Submitted in: Drawings
7. Submitted in: Drawings

Thanks,

Victoria Lara



JACKIE BISKUPSKI
MAYOR

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

ORION GOFF
DIRECTOR

CYCLE 2 ZONING PLAN REVIEW

(Based on the Salt Lake City ordinance Title 21A)

Date: December 27, 2017

Log No: BLD2017-11044

Zoning District: TSA-UN-C

Project Name: BILLBOARD REAGAN OUTDOOR ADVERTISING

Address: 775 W North Temple

APPLICANT CONTACT INFORMATION:

Name: Guy Larson

Phone: 801-301-4083

Email: guy@reaganusa.com

Reviewed by: Ken Brown

Email: ken.brown@slcgov.com

Phone: 801-535-6179

To discuss this review in person, please call or email a request for an appointment.

Permit and zoning information is available by visiting the Building Services and Civil Enforcement website at:
<http://www.slcgov.com/building>

This building permit application at the above located address has been reviewed for compliance with the Salt Lake City zoning code. The comments below indicate that corrections, clarification or additional details are required.



Zoning Review Comments:

- 1) The previous review indicated that no greater number of billboards shall be allowed in Salt Lake City than the number of existing billboards, and that a new billboard permit shall only be issued if the applicant has billboard credits of a sufficient number of square feet and billboards to allow construction of the new billboard. The response to this issue indicates that this is a request to relocate the 1500 W North Temple billboard yet I find no application for billboard demolition at the 1500 W North Temple address for the City I.D. billboard 43 / Owner's I.D. 301 & 302, therefore; no billboard credits seem to be available. Please explain, and in the future please remember to describe the scope of work in the "Detailed Description" field of the application. This information has been missing on most of the resent proposals.
- 2) The previous review indicated that new billboards may be constructed only in the area identified on the official billboard map and the response to this issue states that this new billboard is in a Special Gateway. New Billboards are prohibited in this special gateway unless the Special Gateway account is holding an existing, demolished, nonconforming billboard of sufficient number of square feet and billboards to allow construction of the new billboard. As previously noted by Doug Dansie of the Planning Dept. and as indicated in item #1 above, it appears that there are no credits within the Special Gateway account to accommodate this proposal.

- 3) The previous review indicated that the application uploaded to the City Required Forms folder is a Sign Permit Application rather than a Billboard Construction Application and the response to this issue indicates that both are submitted. I don't find this to be the case, in fact; there is no Billboard Construction Application within this folder, and the sign Permit Application is for 367 W 900 S. Please complete and upload a Billboard Construction Application for this 775 W North Temple address.
- 4) The previous review indicated that the site plan shall include the following:
 - a) The parcel number and legal description for review against the property line dimensions. This information has not been provided.
 - b) The footprint as indicated on the Plan View of sheet S1 of 2 and the setback and other dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure. Insufficient detail has been provided on the site plan.
 - c) Location and dimensions of all rights-of-way, alleys, street and easements. None of this information has been provided as requested on the site plan.
- 5) The S1 of 2 and S2 of 2 sheet details shall identify the scale to which each detail has been drawn.
- 6) The S1 of 2 sheet shall include the following:
 - a) The handrail to handrail width documented on the Plan View.
 - b) Identification as to which Elevation View is being presented (North, South, East or West).
 - c) All dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure (including the cross over structure).

This concludes this Zoning Review.

After **all** reviewers have completed their task:

Please reply to this review by downloading a response letter into the  Review Comment Responses folder and revised or added drawings to the  Drawings folder. All drawing revisions are to be uploaded into the Drawings folder, using the exact same naming of each sheet to maintain order and version sequence.

Thank you.

Victoria Lara

Site Coordinator

Reagan Outdoor Advertising
1775 North Warm Springs Rd
Salt Lake City, Ut 84116

victoria@reaganusa.com

Mobile: (801) 870-6726

Office: (801) 521-1775

Fax: (801) 521-9741

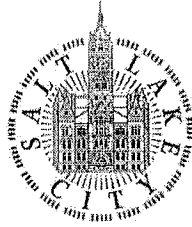


Ken,

1. Request: relocation of BLTN on 1500 W North Temple. The property was recently purchased by Salt Lake City. Because of land development on site we expect to be evicted shortly.
2. New Billboard will be on a special gateway: North Temple between 600 West and 2200 West
3. No gateway right away within 600'
4. Both submitted in: City required forms
5. Submitted in: Drawings
6. Submitted in: Drawings
7. Submitted in: Drawings

Thanks,

Victoria Lara



JACKIE BISKUPSKI
MAYOR

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

ORION GOFF
DIRECTOR

CYCLE 3 ZONING PLAN REVIEW

(Based on the Salt Lake City ordinance Title 21A)

Date: February 6, 2018

Log No: BLD2017-11044

Zoning District: TSA-UN-C

Project Name: BILLBOARD REAGAN OUTDOOR ADVERTISING

Address: 775 W North Temple

APPLICANT CONTACT INFORMATION:

Name: Guy Larson

Phone: 801-301-4083

Email: guy@reaganusa.com

Reviewed by: Ken Brown

Email: ken.brown@slcgov.com

Phone: 801-535-6179

To discuss this review in person, please call or email a request for an appointment.

Permit and zoning information is available by visiting the Building Services and Civil Enforcement website at:
<http://www.slcgov.com/building>

This building permit application at the above located address has been reviewed for compliance with the Salt Lake City zoning code. The comments below indicate that corrections, clarification or additional details are required.

Zoning Review Comments:



- 1) The previous reviews have indicated that no greater number of billboards shall be allowed in Salt Lake City than the number of existing billboards, and that a new billboard permit shall only be issued if the applicant has billboard credits of a sufficient number of square feet and billboards to allow construction of the new billboard. The response to this issue, uploaded on 1/24/2018 is the same response uploaded on 1/2/2018 and does nothing to clarify this issue. It is understood that this is a request to relocate the 1500 W North Temple billboard, yet I find no application for billboard demolition at the 1500 W North Temple address for the City I.D. billboard 43 / Owner's I.D. 301 & 302, therefore; no billboard credits seem to be available. Please submit a separate Billboard Demolition application for the 1500 W North Temple address, complete the demolition of the billboard and inform Doug Dansie that it has been removed so that the proper credit can be entered into the appropriate account. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 2) The previous reviews indicated that the application uploaded to the City Required Forms folder is a Sign Permit Application rather than a Billboard Construction Application. The response to this issue, uploaded on 1/24/2018 is the same response uploaded on 1/2/2018 and does nothing to resolve this issue. There still

is no completed Billboard Construction Application for this 775 W North Temple address. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.

- 3) The Drawings folder currently contains two (2) separate Site Plans, and these site plans differ in the way that the billboard is portrayed. To prevent confusion, and to determine exactly what is being reviewed and approved for permit issuance, only one (1) Site Plan can be included in the Drawings folder. As has been expressed to Guy Larsen over the last several years; aerial photos are generally not acceptable as a site plan because they seldom contain all of the information necessary to obtain a permit (north arrow, parcel number and legal description, property lines and dimensions, the scale at which they are presented [minimum 1" = 20'], etc.). Please indicate which Site Plan is to be used for review and permit issuance so that the other one can be eliminated. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 4) The previous review indicated that the site plan shall include the following:
 - a) The parcel number and legal description for review against the property line dimensions. This information has still not been provided as requested, and the Markups made on the Site Plan uploaded on 1/2/2018 to help in the understanding of what is being requested, have gone completely unheeded. Placement of a copy of the Salt Lake County Recorder sheet was not what was requested. Although this information can be used to review the dimensions of the property, this information is required to be included on the Site Plan to show compliance, without having to search other documents. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
 - b) The footprint as indicated on the Plan View of sheet S1 of 2 and the setback and other dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure. This information has still not been provided, and the Markups made on the Site Plan uploaded on 1/2/2018 to help in the understanding of what is being requested, have gone completely unheeded. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
 - c) Location and dimensions of all rights-of-way, alleys, street and easements. This information has still not been provided, and the Markups made on the Site Plan uploaded on 1/2/2018 to help in the understanding of what is being requested, have gone completely unheeded. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 5) The previous review indicated that the S1 of 2 and S2 of 2 sheet details shall identify the scale to which each detail has been drawn. These two (2) sheets have not been modified as requested. Please follow these instructions for this, and all future proposals for a timely review and permit issuance.
- 6) The S1 of 2 sheet shall include the following:
 - a) The handrail to handrail width documented on the Plan View for review against the Site Plan and associated details.
 - b) Identification as to which Elevation View is being presented (North, South, East or West) for review against the Site Plan.
 - c) All dimensions as necessary to document compliance to the minimum five foot (5') setback to all elements of the billboard and billboard structure (including the cross over structure, walk ways, handrails, etc.) for review against the Site Plan.
Please follow these instructions for this, and all future proposals for a timely review and permit issuance.

This concludes this Zoning Review.

After **all** reviewers have completed their task:

Please reply to this review by downloading a response letter into the  Review Comment Responses folder and revised or added drawings to the  Drawings folder. All drawing revisions are to be uploaded into the Drawings folder, using the exact same naming of each sheet to maintain order and version sequence.

Thank you.

EXHIBIT B TO CITY'S BRIEF

APPEAL NO. PLNAPP2018-00278

April 2018 Emails between Doug Dansie and Guy Larson

From: Dansie, Doug
To: guy
Cc: Norris, Nick; Lewis, Katherine
Subject: RE: Reagan Outdoor North Temple Application
Date: Monday, April 23, 2018 11:51:28 AM

Guy

My involvement constitutes managing the North Temple billboard bank and Reagan has a maintained a negative balance on North Temple for years, having deposited credits then withdrawn them without ever actually demolishing the original board deposited. As previously noted, there are no credits to withdraw to facilitate a new board on North Temple using the billboard bank. This information has already been conveyed several times.

It is my understanding that Reagan has applied to build a new board at 800 West North Temple but has NOT formally applied to remove an old board from anywhere else and has not formally notified the City of the intent to use state law to move an existing board. However, the City has proceeded under the assumption that you are using state law to move a board presently located at the Overnighter Motel on North Temple, rather than use the bank. As previously noted, State law mandated relocation decisions are not made by me or the permits office and have been transmitted to the attorney and mayor's offices for direction.

It has been represented to me that members of the Mayor's staff have been in contact with Reagan and discussions have been happening at that level. However; I will once again forward this email to the Attorneys office for their review and response.

Doug Dansie, AICP
Senior Planner

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Email: Doug.Dansie@slcgov.com
TEL 801-535-6182
FAX 801-535-6174

WWW.SLCGOV.COM

From: guy [mailto:guy@reaganusa.com]
Sent: Monday, April 23, 2018 11:13 AM
To: Dansie, Doug <Doug.Dansie@slcgov.com>
Subject: Reagan Outdoor North Temple Application

Doug,
We still have not heard from you or anyone else for the City regarding our application on North Temple. Will you please let me know today the status of the permit.
Thanks,

Guy Larson*Real Estate Manager*

Reagan Outdoor Advertising

1775 N Warm Springs Road

Salt Lake City, UT 84116

Office: (801) 521-1775

Direct: (801) 526-1429

Mobile: (801) 301-4083

Fax: (801) 521-9741

guy@reaganusa.com

From: [Dansie, Doug](#)
To: [Lewis, Katherine](#)
Subject: FW: Reagan Outdoor North Temple Application
Date: Wednesday, April 25, 2018 11:42:06 AM

Doug Dansie, AICP
Senior Planner

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY and NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Email: Doug.Dansie@slcgov.com
TEL 801-535-6182
FAX 801-535-6174

WWW.SLCGOV.COM

From: guy [<mailto:guy@reaganusa.com>]
Sent: Wednesday, April 25, 2018 11:11 AM
To: Dansie, Doug <Doug.Dansie@slcgov.com>
Cc: Litvack, David <david.litvack@slcgov.com>; Reberg, Mike <Mike.Reberg@slcgov.com>
Subject: Reagan Outdoor North Temple Application

Doug,

I am writing in response to your email below.

In your email you indicated that Salt Lake City assumes Reagan applied to move the sign on North Temple pursuant to State Law. That is an INCORRECT assumption by Salt Lake City. Reagan formally applied pursuant to Salt Lake City's billboard ordinance NOT Utah State billboard law.

I am at a loss as to why Salt Lake City would incorrectly make the assumption the application was made as you have described in your email below. In previous instances when Reagan has applied in Salt Lake pursuant to Utah State Billboard Law, it had made it abundantly clear that is its intent. In fact Reagan uses a special form letter it has designed for those instances.

Reagan requests its application be considered by Salt Lake City under the Salt Lake City billboard ordinance and approved or denied under Salt Lake City's ordinance.

If Salt Lake City's position is Reagan has a negative footage balance in the North Temple sign bank, Salt Lake needs to formally deny the permit for that reason and Reagan will appeal the decision. If, hypothetically Reagan does have a negative footage balance on North Temple, once the sign in question is banked, Reagan would still be entitled to the footage difference between the deficit and the amount of footage deposited.

Once again I reiterate Reagan did NOT apply to move the sign on North Temple pursuant to Utah State billboard law. Reagan applied under the billboard ordinance of Salt Lake City.

Reagan requests its application be considered under the billboard ordinance of Salt Lake City and would appreciate a response in the near future based on Salt Lake City's zoning ordinance.

Sincerely,

Guy Larson
Real Estate Manager
Reagan Outdoor Adv

From: Dansie, Doug [<mailto:Doug.Dansie@slcgov.com>]
Sent: Monday, April 23, 2018 11:51 AM
To: guy
Cc: Norris, Nick; Lewis, Katherine
Subject: RE: Reagan Outdoor North Temple Application

Guy

My involvement constitutes managing the North Temple billboard bank and Reagan has maintained a negative balance on North Temple for years, having deposited credits then withdrawn them without ever actually demolishing the original board deposited. As previously noted, there are no credits to withdraw to facilitate a new board on North Temple using the billboard bank. This information has already been conveyed several times.

It is my understanding that Reagan has applied to build a new board at 800 West North Temple but has NOT formally applied to remove an old board from anywhere else and has not formally notified the City of the intent to use state law to move an existing board. However, the City has proceeded under the assumption that you are using state law to move a board presently located at the Overnighter Motel on North Temple, rather than use the bank. As previously noted, State law mandated relocation decisions are not made by me or the permits office and have been transmitted to the attorney and mayor's offices for direction.

It has been represented to me that members of the Mayor's staff have been in contact with Reagan and discussions have been happening at that level. However; I will once again forward this email to the Attorneys office for their review and response.

Doug Dansie, AICP
Senior Planner

PLANNING DIVISION
DEPARTMENT *of* COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

Email: Doug.Dansie@slcgov.com
TEL 801-535-6182
FAX 801-535-6174

WWW.SLCGOV.COM

Guy Larson

Real Estate Manager

Reagan Outdoor Advertising

1775 N Warm Springs Road

Salt Lake City, UT 84116

Office: (801) 521-1775

Direct: (801) 526-1429

Mobile: (801) 301-4083

Fax: (801) 521-9741

guy@reaganusa.com

EXHIBIT C TO CITY'S BRIEF

APPEAL NO. PLNAPP2018-00278

North Temple Special Gateway Billboard Account and Supporting Documents and General
Billboard Bank Account

Billboard Account

Record of Deposits and Withdraws

Pursuant to Salt Lake City, Ordinance 21.93

Name of account owner: Reagan Outdoor
Account owners address: 1775 N 900 W Salt Lake City, UT 84116

Date of last update: 7/9/18
Phone number: (801) 521-1775

Deposit							Withdraw					Balance					
Date	Redeposit/Expired	# of Faces	Face Size (sqft)	Total sqft	Location of Board Removed	Class	Date	# of Faces	Face Size (sqft)	Total sqft	New Location	# of Boards	Square Footage	class credit			
3/9/1994		2	288	576	505 E 500 S	A						1	576	1			
7/20/1994	expire	2	612	1,224	1136 W 200 S	B						2	1,920	1	1		
10/31/1994		1	288	288	205 E S Temple	A						3	2,208	2	1		
10/31/1994		1	288	288	205 E S Temple	A						4	2,496	3	1		
10/31/1994		1	288	288	205 E S Temple	A						5	2,784	4	1		
2/23/1995	expire	2	672	1,344	1186 W 200 S	B						6	4,128	4	2		
2/23/1995		2	284	568	163 E S Temple	A						7	4,704	5	2		
5/23/1995		2	72	144	432 S State	A	3/15/1995	2	288	576	218 S 300 E	6	4,128	4	2		
12/1/1995	expire	2	284	568	468 S 1000 E	A						7	4,272	5	2		
7/18/1995	expire	1	672	672	211 W 500 S	A						8	4,848	6	2		
2/23/1995		2	288	576	355 N 300 W	B						9	5,520	7	2		
5/28/1996	redeposit	2	288	576	218 S 300 E	A						10	6,096	7	3		
6/27/1996	voided 11/7/96	2	288	576	390 W 1300 S	D						11	6,672	8	3		
7/3/1996		2	300	600	1515 N Beck	D						12	7,248	8	3	1	
												13	7,848	8	3	2	
							7/3/1996	2	672	1,344	1420 N Beck	12	6,504	7	3	2	
							7/3/1996	2	672	1,344	1225 N Beck	11	5,160	8	3	2	
							7/3/1996	2	672	1,344	1515 N Beck	10	3,816	5	3	2	
7/9/1996		4	96	384	516 S State	A						11	4,200	6	3	2	
							8/15/1996	2	672	1,344	1729 N Beck	10	3,816	5	3	2	
9/30/1996		2	300	600	1616 N Beck	D						11	4,416	5	3	3	
11/7/1996	expire	1	300	300	577 S 200 E	C						12	4,716	5	3	1	3
	void from 6/27/96						11/7/1996	2	288	576	390 W 1300 E	11	4,140	4	3	1	3
6/12/1997	expire	2	325	650	1184 E 2100 S	B						12	4,740	4	4	1	3
							5/21/1997	1	288	288	1855 N Beck	11	4,452	3	4	1	3
7/26/1997	expire	2	300	600	47 E 500 S	B						12	5,052	3	5	1	3
6/18/1998	expire	4	220	880	535 W 200 S	D						13	5,932	3	5	1	4
11/9/1998		2	110	220	709 S 900 W	D	7/10/1998	2	672	1,344	1784 W Fortuna Rd	12	4,588	2	5	1	4
1/6/1998		2	672	1,344	736 W 700 S	B						13	4,800	2	5	1	5
1/13/1999		2	288	576	390 W 1300 S	B						14	6,144	2	6	1	5
												14	6,144	1	7	1	5
												15	6,720	2	7	1	5
												14	6,144	1	7	1	5
												13	5,568	0	7	1	5
												12	4,992	0	6	1	5
9/1/1999	redeposit	2	288	576	1748 W Fortuna Rd		7/9/1999	2	344	688	1360 S Redwood	11	3,648	0	5	1	5
												12	4,224	1	5	1	5
	expired						7/9/1999	2	288	576	1360 S Redwood	11	3,468	0	5	1	5
	expired						7/20/1994	2	672	1,344	436 W 200 S	10	2,304	4	1	5	
	expired						2/23/1995	2	672	1,344	1186 W 200 S	9	960	3	1	5	
	expired						12/1/1995	2	288	576	468 S 1000 E	8	394	2	1	5	
	expired						2/23/1996	2	288	576	355 N 300 W	7	(182)	1	1	5	

Billboard Account

Record of Deposits and Withdraws

Pursuant to Salt Lake City, Ordinance 21.93

Name of account owner: Reagan Outdoor
 Account owners address: 1775 N 900 W Salt Lake City, UT 84116

Date of last update: _____
 Phone number: (801) 521-1775

Deposit							Withdrawal					Balance					
Date	Withdrawn for lack of action/Expired	# of Faces	Face Size (sqft)	Total sqft	Location of Board Removed	Class	Date	# of Faces	Face Size (sqft)	Total sqft	New Location	# of Boards	Square Footage	class credit			
12/29/1999		2	288	576	1199 Beck	A						8	394	1	1	1	5
12/29/1999		2	288	576	Beck	B				-		9	970	1	2	1	5
10/31/1999		1	288	288	700 S 350 E	A						10	1,258	0	2	1	5
				-			1/5/2000	3	416	1,248	1810 W California	9	10	1	2	1	5
7/31/2000	expired	4	72	288	1017 N Beck	D						10	298	1	2	1	6
	expired			-			8/29/2000	4	72	288	1621 N Beck	9	10	0	2	1	6
	expired			-			11/7/1996	1	300	300	577 S 200 E	8	-	0	1	1	6
	expired			-			6/12/1997	3	325	975	1184 E 2100 S	7	-	0	0	1	6
	expired			-			7/20/1997	2	300	600	47 E 500 S	6	-	0	0	0	6
8/3/2001		2	288	576	432 W 900 E	C				-		7	576	0	0	1	6
10/10/2001		2	288	576	211 W 500 S	B						8	1,152	0	1	0	6
5/28/2002		1	300	300	701 N 300 W	B				-		9	1,452	2	1	1	6
5/28/2002		2	672	1,344	1398 N Beck	D				-		10	2,796	2	1	7	
11/27/2002		2	72	144	1802 S Main	B				-		11	2,940	3	1	7	
12/9/2002		2	672	1,344	1729 N Beck	D				-		12	4,284	3	1	8	
				-			12/9/2002	2	672	1,344	1940 N Beck	11	2,940	2	1	8	
12/9/2002		2	672	1,344	1444 N Beck	D				-		12	4,284	2	1	9	
				-			12/9/2002	2	672	1,344	1500 N Beck	11	2,940	1	1	9	
2/12/2003		2	672	1,344	346 W 600 S	B				-		12	4,284	2	1	9	
	expired			-			6/8/1998	4	220	880	535 W 200 S	11	3,404	1	1	9	
	expired			-			11/9/1998	2	110	220	709 S 900 W	10	3,184			1	9
	expired			-			7/31/2000	4	72	288	1017 N Beck	9	2,896				9
				-			8/28/2003	2	600	1,200	580 W 1300 S	8	1,696				8
11/4/2003		2	300	600	1335 N Beck	D				-		9	2,296				9
				-			11/21/03	2	300	600	1315 N Beck	8	1,696				8
11/21/2003		2	300 & 672		1855 N Beck	D				-		9	2,668				9
				-			11/21/03	2	672	1,344	1855 N Beck	8	1,324				8
5/11/2004		2	300	600	2208 S 900 E	B				-		9	1,924	1			8
				-			6/16/2006	2	672	1,344	1191 S 300 W	8	580				8
				-			6/17/2006	2	288	576	2375 N Redwood	7	4				7
1/18/2008	redeposit	2	672	1,344	1191 S 300 W	C				-		8	1,348				8
1/18/2008		2	144	288	1234 S 1100 E	A				-		9	1,492	1			8
				-			11/14/08	2	672	1,344	2560 W California	8	148				8
				-			11/14/08	2	72	144	1303 S Pioneer	7	4				7
12/10/2008	voided 12/17/10	2	300	600	1377 S Redwood	D				-		8	604				8
11/2/2009		2	300	600	601 S 900 W	A				-		9	1,204	1			8
	void from 12/10/08			-			12/17/10	2	300	600	1377 S Redwood	8	604	1			7
8/7/2012	voided 12/17/12	2	300	600	204 W 2100 S	B				-		9	1,204	1	1		7
				-			9/11/2012	2	300	600	1546 S 300 W	8	604	1	1		6
11/2/2012		1	300	300	1720 S 900 East	B				-		9	904	1	2		6

Record of Deposits and Withdraws

Name of account owner:
Account owners address:

Reagan Outdoor
1775 N 900 W Salt Lake City, UT 84116

Date of last update:
Phone number:

(801) 521-1775

page 45

Record of Deposits and Withdraws

Name of account owner:	Reagan Outdoor - North Temple
Account owners address:	1775 N 900 W Salt Lake City, UT 84116

Date of last update: _____
Phone number: (801) 521-1775

Billboard Account

Pursuant to Salt Lake City, Ordinance 21.93

Record of Deposits and Withdraws/Special Gateway

North Temple

Name of account owner:	Reagan Outdoor Advertising	Date of last update:	8/8/94
Account owners address:	1775 N. 900 W. SLC UT 84116	Phone number:	521-1775

[illegible]

*Class A = Residential/Historic/Downtown, C-4

B = Business B-3/Gateway

C = All other nonconforming boards (spacing, C-1, etc.)

D = Conforming board

Record of Deposits and Withdraws

Name of account owner:	Reagan Outdoor - North Temple
Account owners address:	1775 N 900 W Salt Lake City, UT 84116

Date of last update: 5.14.18 (removal of non-NT board)
Phone number: {801} 521-1775

page 48



Billboard Construction

Withdraw From Billboard Bank Account

Pursuant to Salt Lake City,
Ordinance 21.93

f-29-94
112592

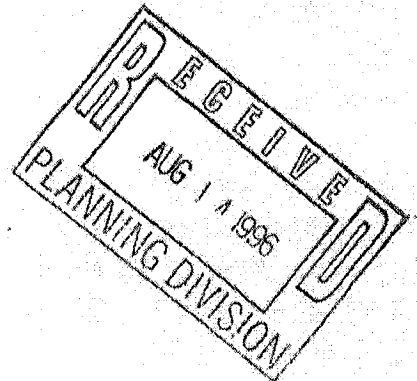
Salt Lake City Corporation

Applicant's Name: REAGAN OUTDOOR AD. Date: 7/21/96
Applicant's Address: 1775 N. WARM SPRINGS RD. Phone #: 321-1775
Property Owner's Name: ONC/NIGHTER HOTEL INN Phone #: N/A
Proposed Billboard Address: 1500 W. NORTH TEMPLE
County Tax Parcel # (Sidwell #): 08-34-476-012-0000 Zoning of Property: CC
Existing use of Premise: HOTEL

File completed application to:

Room 215
City & County Building
451 South State Street
Salt Lake City, Utah 84111

Revised
8/22/96
TD



The filing fee is based on the Uniform Building Code.

Attach to Application please include a plot plan:

- The plan should be to scale, a minimum of 8 1/2 x 11 inches in size.
- The plan must show :
 - actual property lines with dimensions;
 - size and location of all existing and proposed billboards;
 - size and location of all other signs;
 - size and location of all buildings;
 - layout of parking facilities, plazas, mini-parks, etc.;
 - right-of-way, alleys, and easements;
 - distance to the nearest buildings and billboards on all abutting properties.
- If the billboard is to be constructed on property line, or if there is a dispute on property line location, a survey may be required.

* Plan is to construct one (1) Back to Back paint unit Sign Structure, which will accommodate two (2) Sign Faces of 672 sq. FT. each, or 1344 sq. FT. Total to be Drawn from Sign Bank

Signature of Applicant: Windy J. McHale
Signature of Property Owner: N/A
Permanent Address: 1775 N. WARM SPRINGS RD SLC UT 84116
Send Notice to: Same

01/94



Billboard Construction

Withdraw From Billboard Bank Account

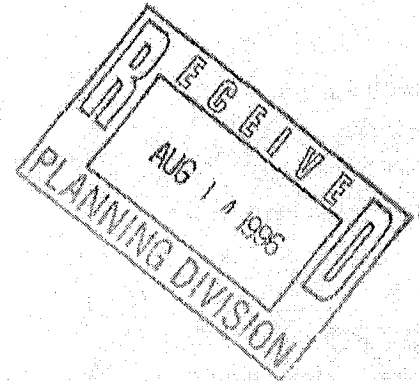
Pursuant to Salt Lake City,
Ordinance 21.93

Salt Lake City Corporation

Applicant's Name: REAGAN OUTDOOR AD. Date: 7/31/96
 Applicant's Address: 1775 N. WARM SPRINGS RD. Phone #: 321-1775
 Property Owner's Name: ONCENIGHTER MOTOR ANN Phone #: N/A
 Proposed Billboard Address: 1520 W. NORTH TENDRICE
 County Tax Parcel # (Sidwell #): 08-34-476-012-0000 Zoning of Property: CC
 Existing use of Premise: MOBILE

File completed application to:

Room 215
 City & County Building
 451 South State Street
 Salt Lake City, Utah 84111



The filing fee is based on the Uniform Building Code.

Attach to Application please include a plot plan:

- The plan should be to scale, a minimum of 8 1/2 x 11 inches in size.
- The plan must show :
 - actual property lines with dimensions;
 - size and location of all existing and proposed billboards;
 - size and location of all other signs;
 - size and location of all buildings;
 - layout of parking facilities, plazas, mini-parks, etc.;
 - right-of-way, alleys, and easements;
 - distance to the nearest buildings and billboards on all abutting properties.
- If the billboard is to be constructed on property line, or if there is a dispute on property line location, a survey may be required.

* Plan is to construct one (1) Back to Back paint unit Sign Structure, which will accommodate two (2) Sign Faces of 672 sq. ft. each, or 1344 sq. ft. Total to be drawn from Sign Bank.

Signature of Applicant: Wendy J. McHale
 Signature of Property Owner: N/A
 Permanent Address: 1775 N. WARM SPRINGS RD SLC UT 84116
 Send Notice to: Name

01/94



Billboard Construction

Withdraw From Billboard Bank Account

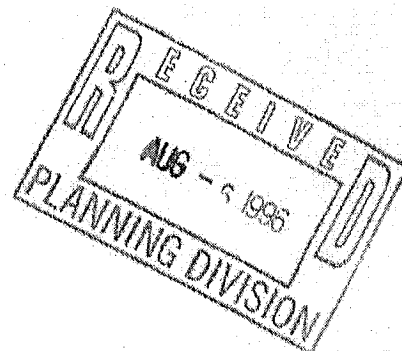
Pursuant to Salt Lake City,
Ordinance 21.93

Salt Lake City Corporation

Applicant's Name: REAGAN OUTDOOR AD. Date: 7/31/96
 Applicant's Address: 1775 N. WARM SPRINGS RD. Phone #: 521-1775
 Property Owner's Name: ONCINIGHTER MOTOR AND Phone #: N/A
 Proposed Billboard Address: 1500 W. NORTH TENDLER
 County Tax Parcel # (Sidwell #): 02-34-476-012-0000 Zoning of Property: CC
 Existing use of Premise: MOTEL

File completed application to:

Room 215
 City & County Building
 451 South State Street
 Salt Lake City, Utah 84111



The filing fee is based on the Uniform Building Code.

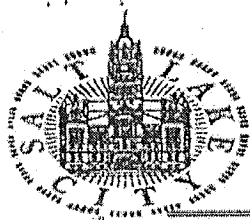
Attach to Application please include a plot plan:

- The plan should be to scale, a minimum of 8 1/2 x 11 inches in size.
- The plan must show :
 - actual property lines with dimensions;
 - size and location of all existing and proposed billboards;
 - size and location of all other signs;
 - size and location of all buildings;
 - layout of parking facilities, plazas, mini-parks, etc.;
 - right-of-way, alleys, and easements;
 - distance to the nearest buildings and billboards on all abutting properties.
- If the billboard is to be constructed on property line, or if there is a dispute on property line location, a survey may be required.

* Plan is to construct one (1) Back to Back paint unit Sign Structure, which will accommodate two (2) Sign Faces of 672 sq. ft. each, or 1344 sq. ft. Total to be Drawn from Sign Bank.

Signature of Applicant: Windy J. McHale
 Signature of Property Owner: N/A
 Permanent Address: 1775 N. WARM SPRINGS RD. SLC UT 84116
 Send Notice to: Same

01/94



SIGN PERMIT APPLICATION

FOR OFFICE USE ONLY

Permit Number: _____

Date Issued: _____

File two complete sets of plans including a site plan, details, elevations, engineering and this completed application with:

Building Services and Licensing
451 South State Street, Room 215
Salt Lake City, UT 84111
Telephone: (801) 535-7752 FAX: (801) 535-7750

Installation Address of Sign(s): 1500 W. NORTH TEMPLE

Name of Establishment: OVERNIGHTER MOTEL

Owner of Sign(s): REAGAN OUTDOOR ADV.

Sign Installer: REAGAN OUTDOOR ADV.

Address: 1775 N. WARM SPRINGS RD. SLC UT 84114

Phone Number: 521-1775 State Contractor's License # 9825 3213501

BEFORE FILLING OUT TABLE BELOW, PLEASE COMPLETE WORKSHEETS ON REAR OF FORM.

	Sign Type	Sq. Ft Allowed in Zone	Sq Ft of Proposed Sign	Sign Height Above Ground	Setback
1.	<u>Billboard</u>	<u>672' SQ FT</u>	<u>672 SQ FT</u>	<u>45'</u>	<u>15'</u>
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____

Value of Sign(s) # ~~10500000~~ 35,000.00

FOR OFFICE USE ONLY

Permit Fee: _____

10% Plan Check: _____

\$10.00 Tag Fee: _____

1% State Fee: _____

Double Fee: _____

TOTAL: _____

Elec Permit Req'd Yes No

Zoning Approval: _____

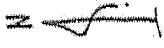
Plans Examiner: _____

Historic Approval: _____

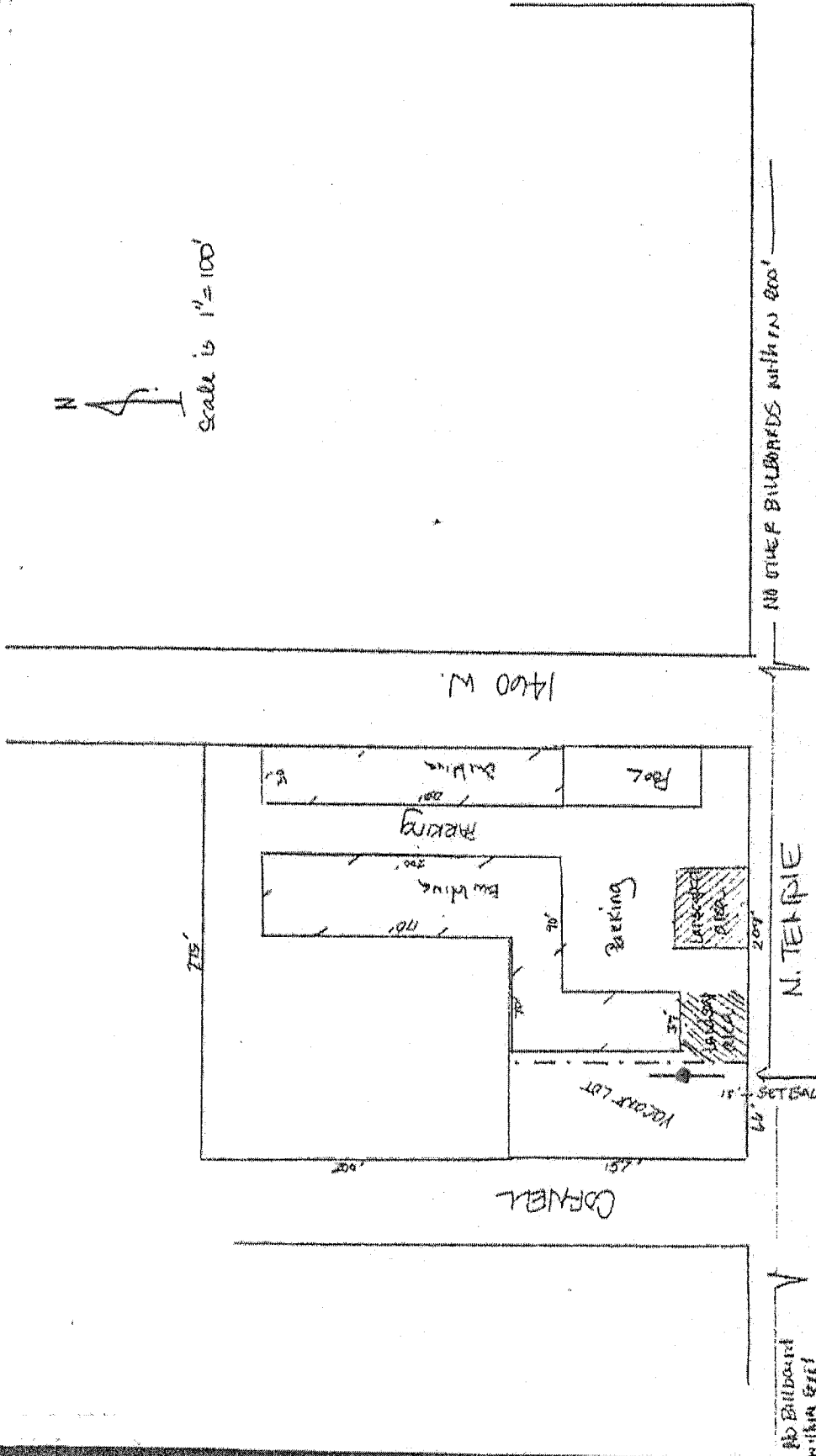
Board of Adj.: _____

Date of Approval: _____

SALT LAKE CITY CORPORATION



Scale is 1"=100'



ADDRESS- 1500 W. N TEMPLE

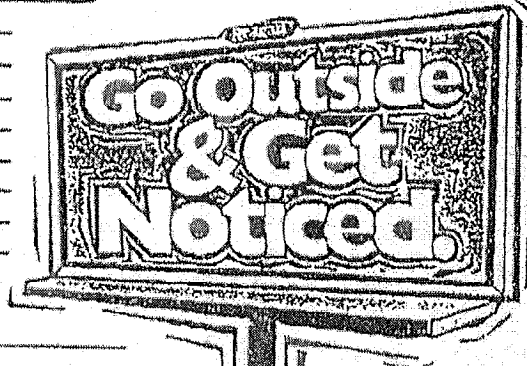
Proposed sign
Official Height 45'
14x48' = 1072 sq. FT
Double sided



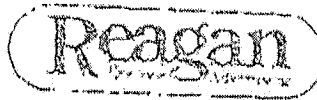
1775 N. Warm Springs Rd.
Salt Lake City, UT 84116
(801) 521-1775
FAX (801) 521-9741

Fax Transmittal Sheet

ATTENTION: DOUG DAVIS
COMPANY: City of Salt Lake
FAX NO: 325-674
FROM: Windy Helen
TOTAL PAGES (Including this cover sheet): 2
DATE: 8/12/96 TIME: 5:00pm
INFORMATION OR SPECIAL INSTRUCTIONS:



The information contained in this fax message is intended for the personal and confidential use of the designated recipients named above. This message may be an attorney-client communication, and as such is privileged and confidential. If the reader of this message is not the intended recipient or an agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error, and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us by mail.



August 12, 1996

City of Salt Lake City
Planning and Zoning Department
451 S. State Street Room 406
Salt Lake City, UT 84111
Attn: Doug Dansie

RE: Reagan Outdoor Advertising Billboard Bank

Dear Doug,

Per our phone conversation, please accept this letter as written confirmation to re-bank billboard credits from the unbuilt location of 1730 West North Temple. The total square footage being re-banked from this location is: 600 sq. ft.

Thank you for your prompt attention to this matter. If you should have any questions or concerns please call me at 521-1775.

Sincerely,

A handwritten signature in cursive script that reads "Windy D. McLean".

Windy D. McLean
Site Administrator

Reagan Outdoor Advertising, Inc. • 1775 Warm Springs Road • Salt Lake City, Utah 84116 • (801) 521-1775



Salt Lake City Corporation

Billboard Construction

Withdraw From Billboard Bank Account

Petition Number

Pursuant to Salt Lake City,
Ordinance 21.93

Date: 6-7-94
Applicant's Name: Reagan Outdoor Adv Phone #: 521 1775
Applicant's Address: 1775 N 900 W, SLC UT 84121
Property Owner's Name: Norwood Club Phone #: _____
Proposed Billboard Address: 1730 W No Temple
County Tax Parcel # (Sidwell #): 08-34-381-021 Zoning of Property: _____
Existing use of Premise: Favern

File completed application with the:

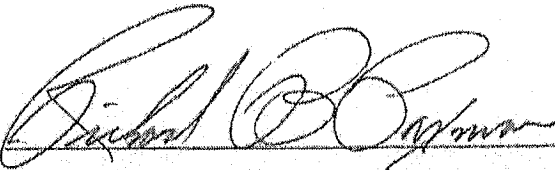
Permits and Licensing Office
City & County Building
451 South State Street, Room 215
Salt Lake City, Utah 84111

The filing fee is based on the Uniform Building Code.

Attached to application please include:

- A site plan to scale, a minimum of 8 1/2 x 11 inches in size.
- The plan must show:
 - actual property lines with dimensions;
 - size and location of all existing and proposed billboards;
 - size and location of all other signs;
 - size and location of all buildings;
 - layout of parking facilities, plazas, mini-parks, etc.;
 - rights-of-way, alleys, and easements;
 - distance to the nearest buildings and billboards on all abutting properties.
- If the billboard is to be constructed on property line, or if there is a dispute on property line location, a survey may be required.

2 x 300 \$
600 \$

Signature of Applicant: 
Signature of Property Owner: _____
Permanent Address: _____
Send Notice to: _____

03/94



Salt Lake City Corporation

Billboard Construction

Withdraw From Billboard Bank Account

Petition Number

Pursuant to Salt Lake City,
Ordinance 21.93

Date: 6-7-94
Applicant's Name: Reagan Outdoor Adv Phone #: 521 1795
Applicant's Address: 1795 N 900 W, Salt Lake UT 84121
Property Owner's Name: Norwood Club Phone #: _____
Proposed Billboard Address: 1730 W No Temple
County Tax Parcel # (Sidwell #): 08-34-381-021 Zoning of Property: _____
Existing use of Premise: Favern

File completed application with the:

Permits and Licensing Office
City & County Building
451 South State Street, Room 215
Salt Lake City, Utah 84111

The filing fee is based on the Uniform Building Code.

Attached to application please include:

- A site plan to scale, a minimum of 8 1/2 x 11 inches in size.
- The plan must show :
 - actual property lines with dimensions;
 - size and location of all existing and proposed billboards;
 - size and location of all other signs;
 - size and location of all buildings;
 - layout of parking facilities, plazas, mini-parks, etc.;
 - rights-of-way, alleys, and easements;
 - distance to the nearest buildings and billboards on all abutting properties.
- If the billboard is to be constructed on property line, or if there is a dispute on property line location, a survey may be required.

*The Norwood Club
is illegal as far as
landscaping setbacks
the setback should be
required.*

*A new permit would
probably require
updating a nonconforming
use.*

*The brand is O.K.
the landscaping is
brought up to code*

Signature of Applicant: _____

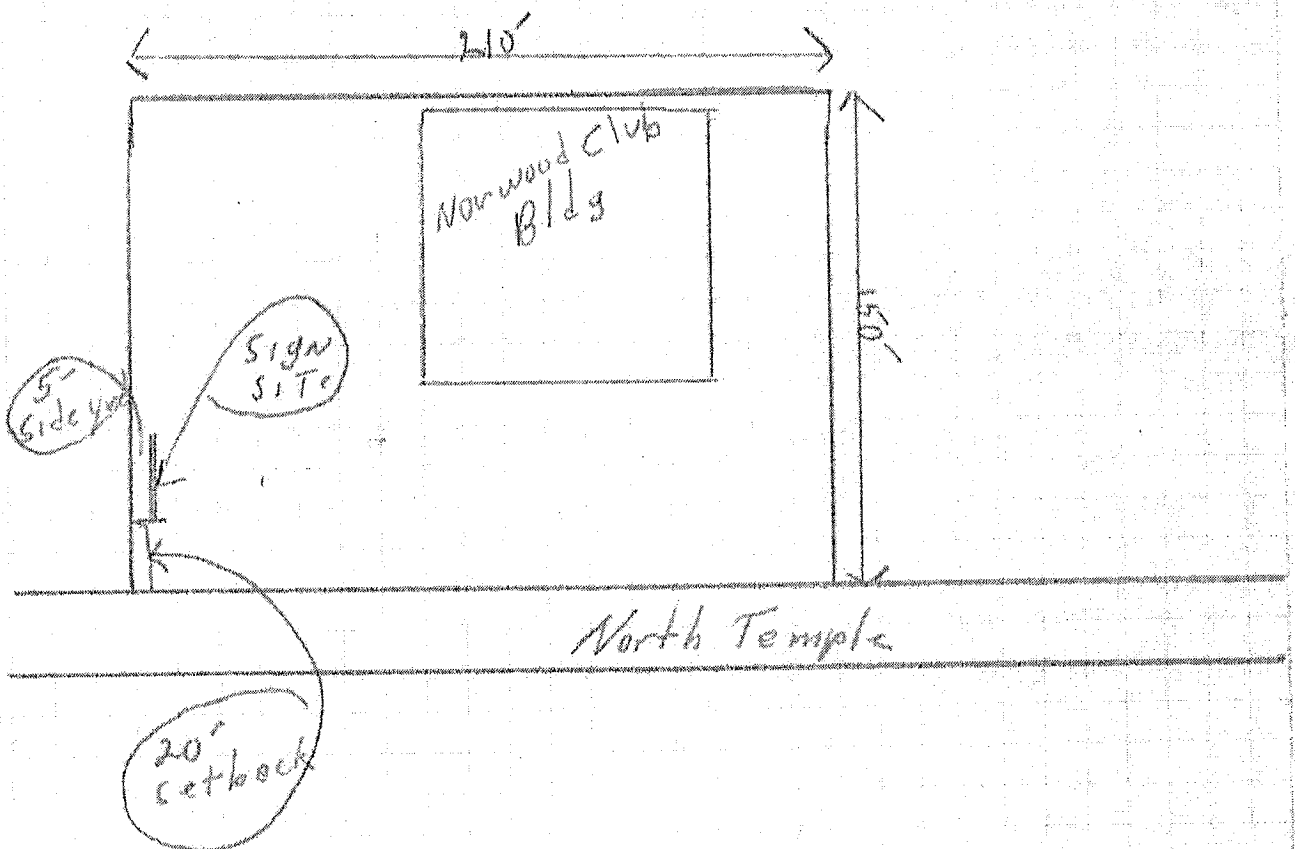
Signature of Property Owner: _____

Permanent Address: _____

Send Notice to: _____

*Logged in
8/8/94
Doug D*

03/94



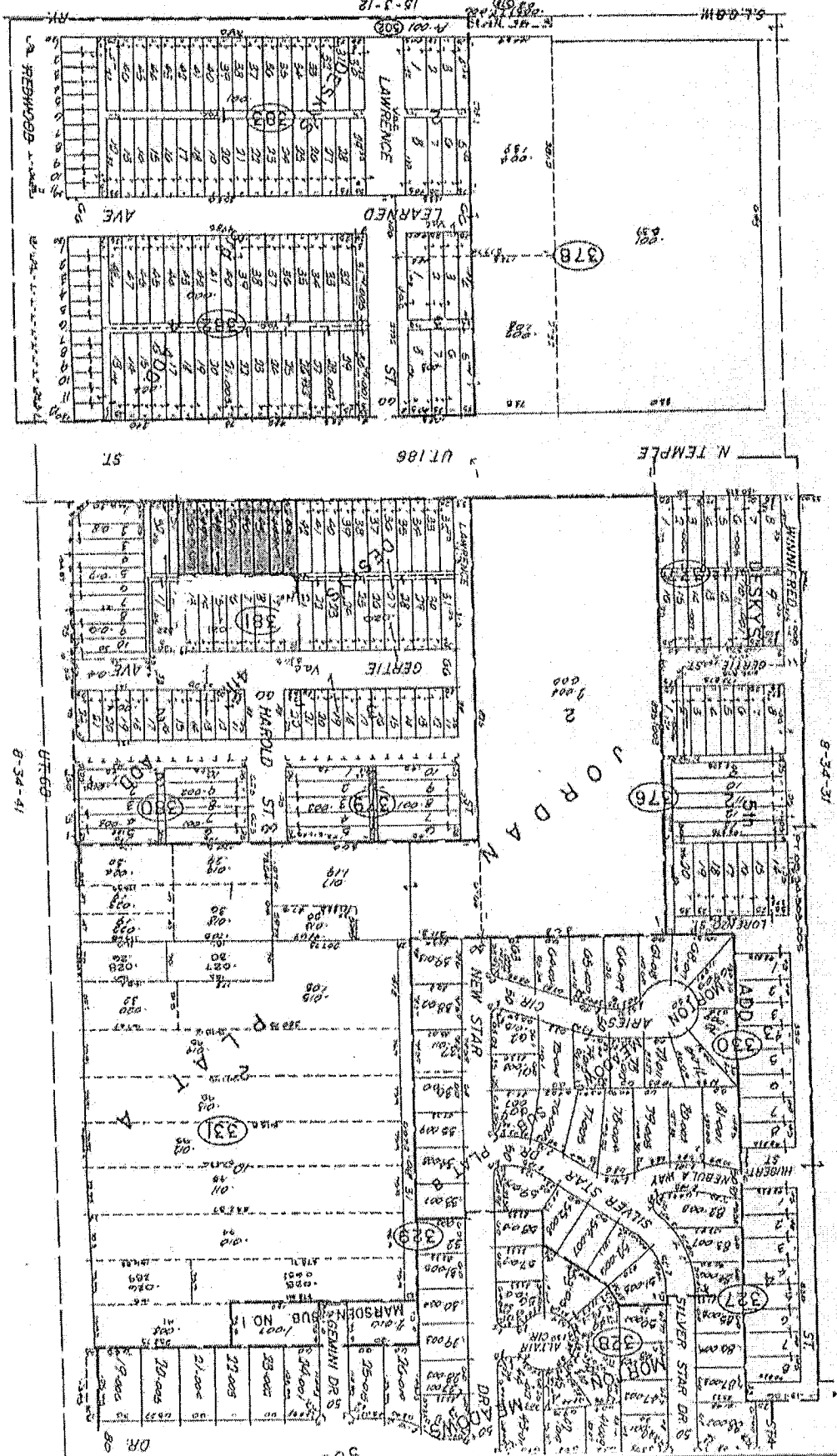
08-34-381-021

SCALE: 1:500

E 1/2 SW 1/4 SEC. 34 T1N. R1W.

SALT LAKE CO.

15-3-12







Billboard Construction

Withdraw From Billboard Bank Account

Pursuant to Salt Lake City,
Ordinance 21.93

Salt Lake City Corporation

Date: 6/2/94
Applicant's Name: Reagan Outdoor Advertising Phone #: 521-1775
Applicant's Address: 1775 North 900 West, SLC, UT 84116
Property Owner's Name: Larine Corp. Phone #: _____
Proposed Billboard Address: 2325 West North Temple, SLC, UT
County Tax Parcel # (Sidwell #): 08-33-478-0012 Zoning of Property: M1
Existing use of Premise: Parking Lot

File completed application to:

Room 215
City & County Building
451 South State Street
Salt Lake City, Utah 84111

The filing fee is based on the Uniform Building Code.

Attach to Application please include a plot plan:

- The plan should be to scale, a minimum of 8 1/2 x 11 inches in size.
- The plan must show :
 - actual property lines with dimensions;
 - size and location of all existing and proposed billboards;
 - size and location of all other signs;
 - size and location of all buildings;
 - layout of parking facilities, plazas, mini-parks, etc.;
 - right-of-way, alleys, and easements;
 - distance to the nearest buildings and billboards on all abutting properties.
- If the billboard is to be constructed on property line, or if there is a dispute on property line location, a survey may be required.

Replacement location for 1760 West North Temple, SLC, UT

Signature of Applicant: [Signature]
Signature of Property Owner: _____
Permanent Address: _____
Send Notice to: _____

01/94



Billboard Demolition

Deposit Into Billboard Bank Account

Pursuant to Salt Lake City,
Ordinance 21.93

Salt Lake City Corporation

Date: June 2, 1994

Applicant's Name: Reagan Outdoor Advertising Phone #: 521-1775

Applicant's Address: 1775 N., 900 W., SLC, UT 84116

Property Owner's Name: Sutherland Phone #: _____

Billboard Address: 1830 West North Temple

County Tax Parcel # (Sidwell #): 08343760040000 Zoning of Property: C-1

Existing square footage of billboard (of each face and total): 338 sq. ft. (676 sq. ft.)

Existing number of billboard faces: Two

Before commencing demolition, allow time for the site to be field checked.

Take-down to occur prior to June 18th, 1994.

File completed application to:

Permits and Licensing Office
City & County Building
451 South State Street, Room 215
Salt Lake City, Utah 84111

The filing fee is \$50.00

Attach to Application please include a plot plan:

- The plan should be to scale, a minimum of 8 1/2 x 11 inches in size.
- The plan must show :
 - actual property lines with dimensions;
 - size and location of all billboards;
 - size and location of all other signs;
 - size and location of all buildings;
 - layout of parking facilities, plazas, mini-parks, etc.;
 - right-of-way, alleys, and easements;
 - distance to the nearest buildings on all abutting properties.

See attached photo. Sign is located in vacant lot.

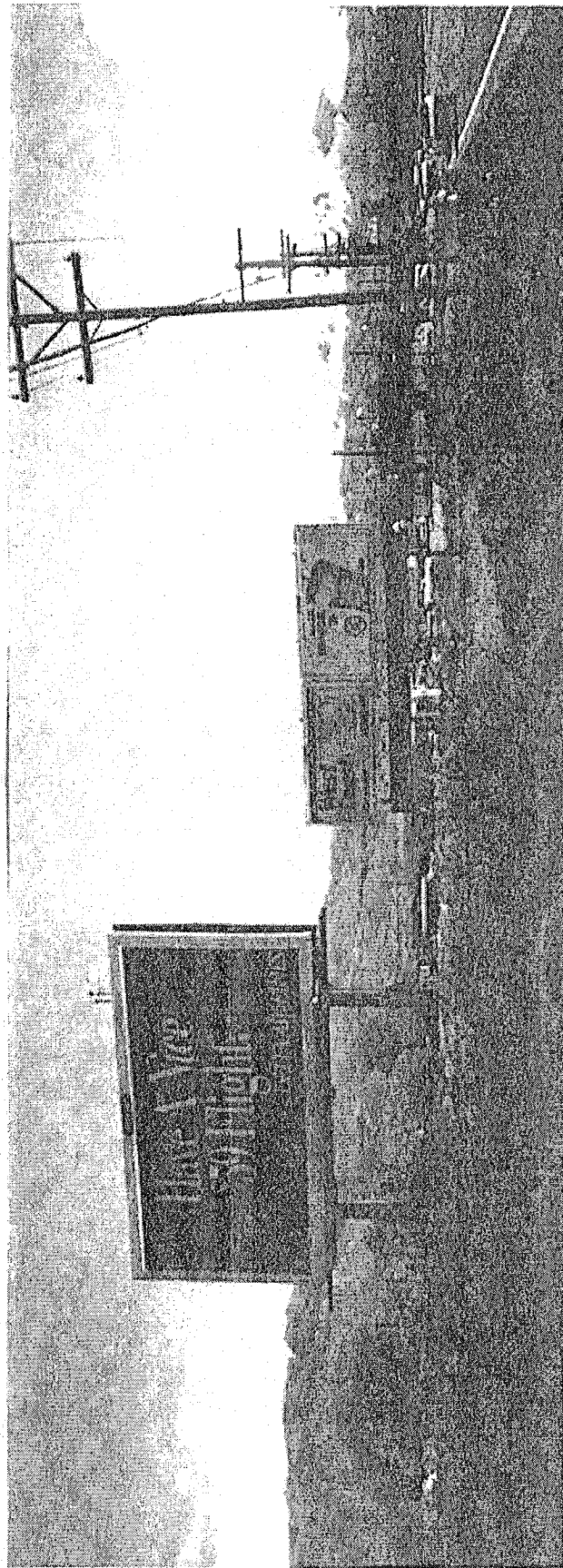
Signature of Applicant: [Signature]

Signature of Property Owner: _____

Permanent Address: _____

Send Notice to: _____

01/94



Brent,

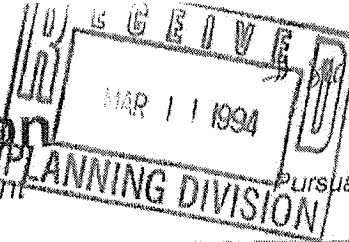
Here's Reagan's
App for Demo
of Two Bonds
LOS



Salt Lake City Corporation

Billboard Demolition

Deposit Into Billboard Bank Account



20 3/10/94
DK

Pursuant to Salt Lake City,
Ordinance 21.93

Date: March 9, 1994

Applicant's Name: Reagan Outdoor Adver. Phone #: 521-1775

Applicant's Address: 1775 No., 900 W., SLC, UT 84116

Property Owner's Name: Hermes Assoc. Phone #: 363-5555

Billboard Address: 505 East, 500 South, SLC

County Tax Parcel # (Sidwell #): 16064300090000 Zoning of Property: B-3 (Hist. Dist.)

Existing square footage of billboard (of each face and total): 2 ea. x 288 = 576 sq. ft.

Existing number of billboard faces: Two

Before commencing demolition, allow time for the site to be field checked.

Reagan will not commence demolition before field check.

File completed application to:

Permits and Licensing Office
City & County Building
451 South State Street, Room 215
Salt Lake City, Utah 84111

The filing fee is \$50.00

Attach to Application please include a plot plan:

- The plan should be to scale, a minimum of 8 1/2 x 11 inches in size.
- The plan must show :
 - actual property lines with dimensions;
 - size and location of all billboards;
 - size and location of all other signs;
 - size and location of all buildings;
 - layout of parking facilities, plazas, mini-parks, etc.;
 - right-of-way, alleys, and easements;
 - distance to the nearest buildings on all abutting properties.

There are no other off-premise signs in this vicinity.

Signature of Applicant: [Signature] for

Signature of Property Owner: Reagan Outdoor Advertising

Permanent Address: 1775 No., 900 W., SLC, UT 84116

Send Notice to: Same

01/94

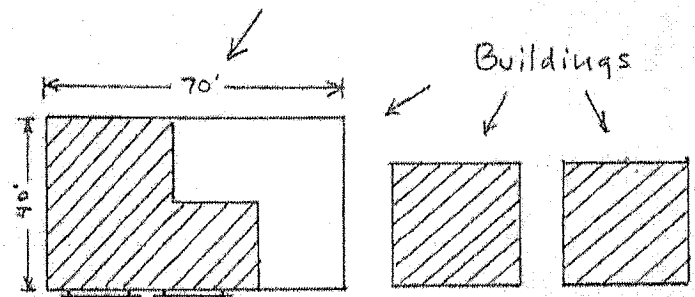
N

Vacant Lots

1" = 40'

Parcel 16064300090000

5th East



HAZEL ST. (525 East)

Signs (Side-by-side wall mounts)
(288 sq. ft. ea.)

5th South

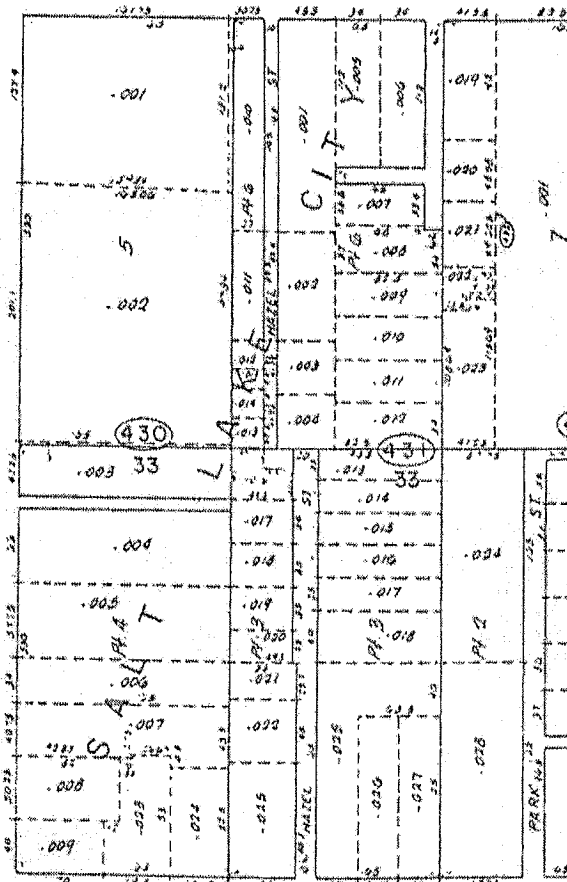
There are no other off-premise signs
within 500' of this location.

16-6-42

5th E

132 4th S.

UT. 186 S







Billboard Demolition

Deposit Into Billboard Bank Account

Pursuant to Salt Lake City,
Ordinance 21.93

Salt Lake City Corporation

Date: June 2, 1994
Applicant's Name: Reagan Outdoor Advertising Phone #: 521-1775
Applicant's Address: 1775 N. 900 W. SLC, UT 84116
Property Owner's Name: Menlove Phone #: _____
Billboard Address: 1400 West North Temple
County Tax Parcel # (Sidwell #): 08344280100000 Zoning of Property: C-1
Existing square footage of billboard (of each face and total): 338 (676)
Existing number of billboard faces: Two

To be relocated along special gateway.

Before commencing demolition, allow time for the site to be field checked.

Will not be taken down for at least 30 days.

File completed application to:

Permits and Licensing Office
City & County Building
451 South State Street, Room 215
Salt Lake City, Utah 84111

The filing fee is \$50.00

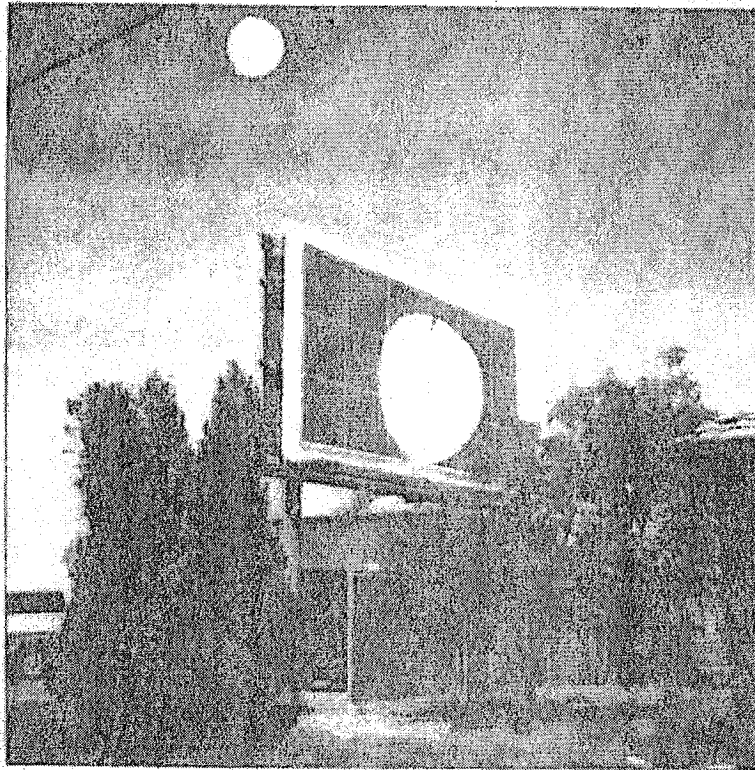
Attach to Application please include a plot plan:

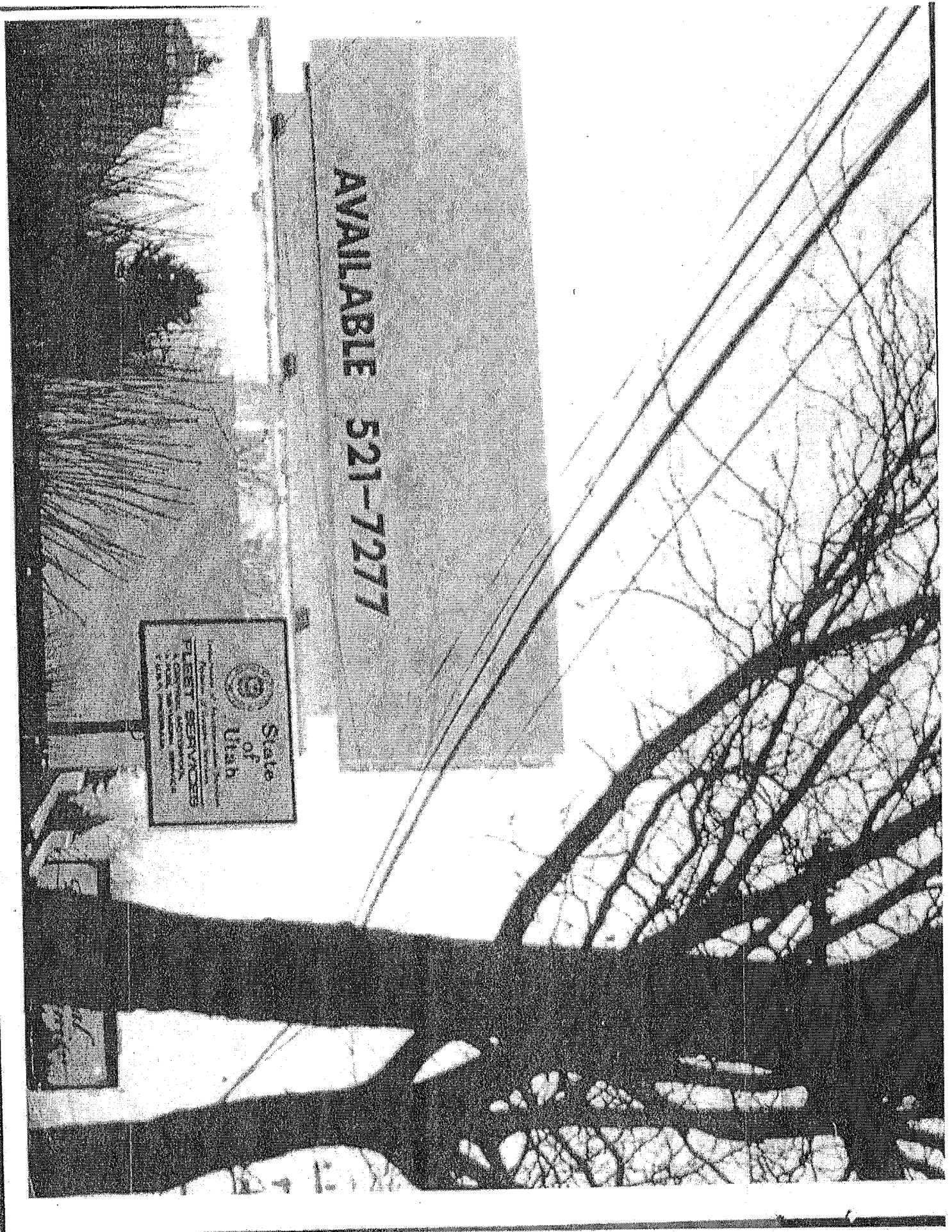
- The plan should be to scale, a minimum of 8 1/2 x 11 inches in size.
- The plan must show :
 - actual property lines with dimensions;
 - size and location of all billboards;
 - size and location of all other signs;
 - size and location of all buildings;
 - layout of parking facilities, plazas, mini-parks, etc.;
 - right-of-way, alleys, and easements;
 - distance to the nearest buildings on all abutting properties.

See photo

Signature of Applicant: [Signature]
Signature of Property Owner: _____
Permanent Address: _____
Send Notice to: _____

01/94









90224 7-27-94

Billboard Demolition

Deposit Into Billboard Bank Account

C-1 Final
Gateway

Pursuant to Salt Lake City,
Ordinance 21.93

Salt Lake City Corporation

Date: June 2, 1994

Applicant's Name: Rangan Outdoor Advertising Phone #: 521-1775

Applicant's Address: 1775 N. 900 W. SLC, UT 84116

Property Owner's Name: Menlove Phone #: _____

Billboard Address: 1400 West North Temple

County Tax Parcel # (Sidwell #): 08344280100000 Zoning of Property: C-1

Existing square footage of billboard (of each face and total): 338 (676)

Existing number of billboard faces: Two

To be relocated along special gateway.

Before commencing demolition, allow time for the site to be field checked.

Will not be taken down for at least 30 days.

File completed application to:

Permits and Licensing Office
City & County Building
451 South State Street, Room 215
Salt Lake City, Utah 84111

The filing fee is \$50.00

Attach to Application please include a plot plan:

- The plan should be to scale, a minimum of 8 1/2 x 11 inches in size.
- The plan must show :
 - actual property lines with dimensions;
 - size and location of all billboards;
 - size and location of all other signs;
 - size and location of all buildings;
 - layout of parking facilities, plazas, mini-parks, etc.;
 - right-of-way, alleys, and easements;
 - distance to the nearest buildings on all abutting properties.

See photo

Signature of Applicant: [Signature]

Signature of Property Owner: _____

Permanent Address: _____

Send Notice to: _____

01/94

WILLIAM T. WRIGHT, AICP
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

RANDOLPH P. TAYLOR
ZONING ADMINISTRATOR

SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING DIVISION

DEEDEE CORRADINI
MAYOR

July 13, 1999

Mr. Todd Heslop
Reagan Outdoor Advertising
1775 North Warm Springs Road
Salt Lake City, Utah 84116

Re: Billboard at 1400 West North Temple

Dear Mr. Heslop:

Thank you for the additional information you sent regarding the off-premise sign located at the above-referenced address.

Your original request was to bank the billboard in order to relocate it. According to the information I have received from you and J-J BAKD LLC, Reagan Outdoor Advertising owns the sign faces and J-J BAKD LLC owns the billboard structure. J-J BAKD LLC state they have owned the billboard since 1984. We view J-J BAKD LLC as the billboard owner.

Only after a nonconforming billboard is demolished will credits for billboard removal be banked in an account for the billboard owner (SLC Ord. 2/A.46.1605). No credits will be banked until there is demolition of the billboard. This billboard has not been demolished.

The private dispute over ownership of the sign faces will have to be worked out between Reagan Outdoor Advertising and J-J BAKD LLC. We will work with the owner on banking of credits at such time as the billboard is demolished.

Sincerely,

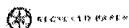


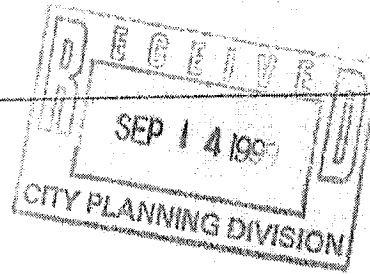
Randolph P. Taylor
Zoning Administrator

cc: Bill Wright
Brent Wilde
Doug Dansie
Lynn Pace
Darren Menlove J-J BAKD LLC, 1370 West North Temple, SLC 84116

g:/Admin/Interpretations/Reaganbillboard/1400WNTmp12.doc

451 SOUTH STATE STREET, ROOM 215, SALT LAKE CITY, UTAH 84111
TELEPHONE: 801-535-7741 FAX 801-535-7750





September 10, 1999

Salt Lake City Corporation
Attention: Randolph P. Taylor
Planning Division
451 South State, Room 406
Salt Lake City, Utah 84111

RE: Billboard at 1400 West North Temple

Dear Mr. Taylor:

Thank you for your correspondence of July 13, 1999, outlining your views of the billboard located at 1400 West North Temple. Your prompt reply as to the status of the billboard and for giving the requirements for banking the billboard was appreciated.

Reagan and J-J BAKD LLC have come to an agreement. Reagan will remove its old sign faces from this structure and replace them with new wood panels for J-J BAKD LLC, the property owner. J-J BAKD LLC will retain sole possession of the billboard, including the right to bank credits with Salt Lake City in the event that they decide to do so.

If you have any concerns you may contact me at 526-1418. Otherwise, we will proceed with exchanging the sign faces. The new sign faces are in good condition and will remain the same size as the old faces.

Sincerely,


Todd Heslop
Site Administrator

cc: Darren Menlove
J-J BAKD LLC.

Record of Deposits and Withdraws

Pursuant to Salt Lake City, Ordinance 21,931

Account owners address:

(801) 521-1775

[illegible]

Billboard Account

Record of Deposits and Withdraws

Pursuant to Salt Lake City Ordinance 21.93

Name of account owner:	Reagan Outdoor - State Street
Account owners address:	1775 N 900 W Salt Lake City, UT 84116

Date of last update: _____
Phone number: (801) 521-1775

[illegible]

Billboard Account

Record of Deposits and Withdraws

Pursuant to Salt Lake City, Ordinance 21.93

Name of account owner: Reagan Outdoor
Account owners address: 1775 N 900 W Salt Lake City, UT 84116

Date of last update: 8/18/17
Phone number: (801) 521-1775

Deposit							Withdrawl					Balance						
Date	Redeposit/Expired	# of Faces	Face Size (sqft)	Total sqft	Location of Board Removed	Class	Date	# of Faces	Face Size (sqft)	Total sqft	New Location	# of Boards	Square Footage	class credit				
3/9/1994		2	288	576	505 E 500 S	A				-		1	576	1				
7/20/1994	expire	2	612	1,224	1136 W 200 S	B				-		2	1,920	1	1			
10/31/1994		1	288	288	205 E S Temple	A				-		3	2,208	2	1			
10/31/1994		1	288	288	205 E S Temple	A				-		4	2,496	3	1			
10/31/1994		1	288	288	205 E S Temple	A				-		5	2,784	4	1			
2/23/1995	expire	2	672	1,344	1186 W 200 S	B				-		6	4,128	4	2			
2/23/1995		2	284	568	163 E S Temple	A				-		7	4,704	5	2			
5/23/1995		2	72	144	432 S State	A	3/15/1995	2	288	576	218 S 300 E	6	4,128	4	2			
12/1/1995	expire	2	284	568	468 S 1000 E	A				-		7	4,272	5	2			
7/18/1995	expire	1	672	672	211 W 500 S	A				-		8	4,848	6	2			
2/23/1995		2	288	576	355 N 300 W	B				-		9	5,520	7	2			
5/28/1996	redeposit	2	288	576	218 S 300 E	A				-		10	6,096	7	3			
6/27/1996	voided 11/7/96	2	288	576	390 W 1300 S	D				-		11	6,672	8	3			
7/3/1996		2	300	600	1515 N Beck	D				-		12	7,248	8	3	1		
										-		13	7,848	8	3	2		
							7/3/1996	2	672	1,344	1420 N Beck	12	6,504	7	3	2		
							7/3/1996	2	672	1,344	1225 N Beck	11	5,160	8	3	2		
							7/3/1996	2	672	1,344	1515 N Beck	10	3,816	5	3	2		
7/9/1996		4	96	384	516 S State	A				-		11	4,200	6	3	2		
							8/15/1996	2	672	1,344	1729 N Beck	10	3,816	5	3	2		
9/30/1996		2	300	600	1616 N Beck	D				-		11	4,416	5	3	3		
11/7/1996	expire	1	300	300	577 S 200 E	C				-		12	4,716	5	3	1	3	
	void from 6/27/96						11/7/1996	2	288	576	390 W 1300 E	11	4,140	4	3	1	3	
6/12/1997	expire	2	325	650	1184 E 2100 S	B				-		12	4,740	4	4	1	3	
							5/21/1997	1	288	288	1855 N Beck	11	4,452	3	4	1	3	
7/26/1997	expire	2	300	600	47 E 500 S	B				-		12	5,052	3	5	1	3	
6/18/1998	expire	4	220	880	535 W 200 S	D				-		13	5,932	3	5	1	4	
							7/10/1998	2	672	1,344	1784 W Fortuna Rd	12	4,588	2	5	1	4	
11/9/1998		2	110	220	709 S 900 W	D				-		13	4,800	2	5	1	5	
1/6/1998		2	672	1,344	736 W 700 S	B				-		14	6,144	2	6	1	5	
1/13/1999		2	288	576	390 W 1300 S	B				-		15	6,720	2	7	1	5	
										-		14	6,144	1	7	1	5	
										-		13	5,568	0	7	1	5	
										-		12	4,992	0	6	1	5	
							7/9/1999	2	344	688	1360 S Redwood	11	3,648	0	5	1	5	
9/1/1999	redeposit	2	288	576	1748 W Fortuna Rd					-		12	4,224	1	5	1	5	
	expired						7/9/1999	2	288	576	1360 S Redwood	11	3,468	0	5	1	5	
	expired						7/20/1994	2	672	1,344	436 W 200 S	10	2,304	4	1	5		
	expired						2/23/1995	2	672	1,344	1186 W 200 S	9	960	3	1	5		
	expired						12/1/1995	2	288	576	468 S 1000 E	8	394	2	1	5		

expired	2/23/1996	2	288	576 355 N 300 W	7	(182)	1 1 5
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Billboard Account

Record of Deposits and Withdraws

Pursuant to Salt Lake City, Ordinance 21.53

Name of account owner: Reagan Outdoor
Account owners address: 1775 N 900 W Salt Lake City, UT 84116

Date of last update: _____
Phone number: (801) 521-1775

Deposit							Withdrawl					Balance					
Date	Withdrawn for lack of action/Expired	# of Faces	Face Size (sqft)	Total sqft	Location of Board Removed	Class	Date	# of Faces	Face Size (sqft)	Total sqft	New Location	# of Boards	Square Footage	class credit			
12/29/1999		2	288	576	1199 Beck	A			-			8	394	1	1	1	5
12/29/1999		2	288	576	Beck	B			-			9	970	1	2	1	5
10/31/1999		1	288	288	700 S 350 E	A			-			10	1,258	0	2	1	5
				-			1/5/2000	3	416	1,248	1810 W California	9	10	1	2	1	5
7/31/2000	expired	4	72	288	1017 N Beck	D			-			10	298	1	2	1	6
				-			8/29/2000	4	72	288	1621 N Beck	9	10	0	2	1	6
	expired			-			11/7/1996	1	300	300	577 S 200 E	8	-	0	1	1	6
	expired			-			6/12/1997	3	325	975	1184 E 2100 S	7	-	0	0	1	6
	expired			-			7/20/1997	2	300	600	47 E 500 S	6	-	0	0	0	6
8/3/2001		2	288	576	432 W 900 E	C			-			7	576	0	0	1	6
10/10/2001		2	288	576	211 W 500 S	B			-			8	1,152	0	1	0	6
5/28/2002		1	300	300	701 N 300 W	B			-			9	1,452	2	1	6	
5/28/2002		2	672	1,344	1398 N Beck	D			-			10	2,796	2	1	7	
11/27/2002		2	72	144	1802 S Main	B			-			11	2,940	3	1	7	
12/9/2002		2	672	1,344	1729 N Beck	D			-			12	4,284	3	1	8	
				-			12/9/2002	2	672	1,344	1940 N Beck	11	2,940	2	1	8	
12/9/2002		2	672	1,344	1444 N Beck	D			-			12	4,284	2	1	9	
				-			12/9/2002	2	672	1,344	1500 N Beck	11	2,940	1	1	9	
2/12/2003		2	672	1,344	346 W 600 S	B			-			12	4,284	2	1	9	
	expired			-			6/8/1998	4	220	880	535 W 200 S	11	3,404	1	1	9	
	expired			-			11/9/1998	2	110	220	709 S 900 W	10	3,184			1	9
	expired			-			7/31/2000	4	72	288	1017 N Beck	9	2,896				9
				-			8/28/2003	2	600	1,200	580 W 1300 S	8	1,696				8
11/4/2003		2	300	600	1335 N Beck	D			-			9	2,296				9
				-			11/21/03	2	300	600	1315 N Beck	8	1,696				8
11/21/2003		2	300 & 672		1855 N Beck	D			-			9	2,668				9
				-			11/21/03	2	672	1,344	1855 N Beck	8	1,324				8
5/11/2004		2	300	600	2208 S 900 E	B			-			9	1,924		1		8
				-			6/16/2006	2	672	1,344	1191 S 300 W	8	580				8
				-			6/17/2006	2	288	576	2375 N Redwood	7	4				7
1/18/2008	redeposit	2	672	1,344	1191 S 300 W	C			-			8	1,348				8
1/18/2008		2	144	288	1234 S 1100 E	A			-			9	1,492	1			8
				-			11/14/08	2	672	1,344	2560 W California	8	148				8
				-			11/14/08	2	72	144	1303 S Pioneer	7	4				7
12/10/2008	voided 12/17/10	2	300	600	1377 S Redwood	D			-			8	604				8
11/2/2009		2	300	600	601 S 900 W	A			-			9	1,204	1			8
	void from 12/10/08			-			12/17/10	2	300	600	1377 S Redwood	8	604	1			7
8/7/2012	voided 12/17/12	2	300	600	204 W 2100 S	B			-			9	1,204	1	1		7
				-			9/11/2012	2	300	600	1546 S 300 W	8	604	1	1		6
11/2/2012		1	300	300	1720 S 900 East	B			-			9	904	1	2		6

BIMBOARD ACCOUNT

Record of Deposits and Withdraws

Pursuant to Salt Lake City, Ordinance 21.93

Name of account owner: Reagan Outdoor
 Account owners address: 1775 N 900 W Salt Lake City, UT 84116

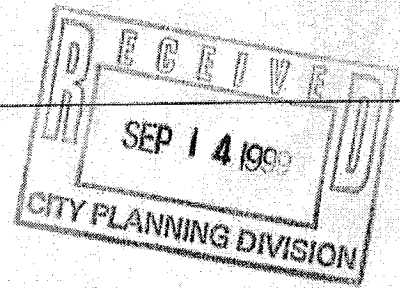
Date of last update: _____
 Phone number: (801) 521-1775

Deposit						Withdrawl				Balance				
Date	Redeposit/Expired	# of Faces	Face Size (sqft)	Total sqft	Location of Board Removed	Class	Date	# of Faces	Face Size (sqft)	Total sqft	New Location	# of Boards	Square Footage	class credit A B C D
11/2/2012		1	300	300	1722 S 900 East	B						10	1,204	1 3 6
11/14/2012		2	72	144	877 South 200 West	C						11	1,348	1 3 1 6
9/4/2013	void from 8/7/12	2	72	144	555 West North Temple	B	12/17/12	2	300	600	204 W 2100 S	10	748	1 2 1 6
10/30/2014		4	300	1200	135 W 200 S/206 S WT	A						11	892	1 3 1 6
3/17/2015		2	300	600	1818 S 300 West	D						12	2,092	2 3 1 6
5/27/2015	redeposit 9/9/15	2	672	1,344	389 West 1830 South	A	3/17/2015	2	300	600	1818 S 300 West	13	2,692	2 3 1 7
							7/13/2015	2	300	600	1604 S 300 West	12	2,092	1 3 1 7
							9/9/2015	2	672	1,344	389 West 1830 South	13	3,436	2 3 1 7
							10/5/2015	1	300	300	1855 N Beck St	12	2,836	1 3 1 7
							11/2/2015	4	288	1,152	1920 S 300 West	11	1,492	0 3 1 7
5/9/2017		4	72	288	1975 South 1100 East	D						10	1,192	0 2 1 7
												9	40	0 1 1 7
												10	328	0 1 1 8

EXHIBIT D TO CITY'S BRIEF

APPEAL NO. PLNAPP2018-00278

Supporting Documents regarding 1400 W. North Temple Billboard



September 10, 1999

Salt Lake City Corporation
Attention: Randolph P. Taylor
Planning Division
451 South State, Room 406
Salt Lake City, Utah 84111

RE: Billboard at 1400 West North Temple

Dear Mr. Taylor:

Thank you for your correspondence of July 13, 1999, outlining your views of the billboard located at 1400 West North Temple. Your prompt reply as to the status of the billboard and for giving the requirements for banking the billboard was appreciated.

Reagan and J-J BAKD LLC have come to an agreement. Reagan will remove its old sign faces from this structure and replace them with new wood panels for J-J BAKD LLC, the property owner. J-J BAKD LLC will retain sole possession of the billboard, including the right to bank credits with Salt Lake City in the event that they decide to do so.

If you have any concerns you may contact me at 526-1418. Otherwise, we will proceed with exchanging the sign faces. The new sign faces are in good condition and will remain the same size as the old faces.

Sincerely,

Todd Heslop
Site Administrator

cc: Darren Menlove
J-J BAKD L.L.C.

WILLIAM T. WRIGHT, AICP
PLANNING DIRECTOR

BRENT B. WILDE
DEPUTY PLANNING DIRECTOR

RANDOLPH P. TAYLOR
ZONING ADMINISTRATOR

SALT LAKE CITY CORPORATION

COMMUNITY AND ECONOMIC DEVELOPMENT
PLANNING DIVISION

DEEDEE CORRADINI
MAYOR

July 13, 1999

Mr. Todd Heslop
Reagan Outdoor Advertising
1775 North Warm Springs Road
Salt Lake City, Utah 84116

Re: Billboard at 1400 West North Temple

Dear Mr. Heslop:

Thank you for the additional information you sent regarding the off-premise sign located at the above-referenced address.

Your original request was to bank the billboard in order to relocate it. According to the information I have received from you and J-J BAKD LLC, Reagan Outdoor Advertising owns the sign faces and J-J BAKD LLC owns the billboard structure. J-J BAKD LLC state they have owned the billboard since 1984. We view J-J BAKD LLC as the billboard owner.

Only after a nonconforming billboard is demolished will credits for billboard removal be banked in an account for the billboard owner (SLC Ord. 21A.46.1605). No credits will be banked until there is demolition of the billboard. This billboard has not been demolished.

The private dispute over ownership of the sign faces will have to be worked out between Reagan Outdoor Advertising and J-J BAKD LLC. We will work with the owner on banking of credits at such time as the billboard is demolished.

Sincerely,



Randolph P. Taylor
Zoning Administrator

cc: Bill Wright
Brent Wilde
Doug Dansie
Lynn Pace
Darren Menlove J-J BAKD LLC, 1370 West North Temple, SLC 84116

g:/Admin/Interpretations/Reaganbillboard1400WNTmpl2.doc



Billboard Demolition

Deposit Into Billboard Bank Account

Pursuant to Salt Lake City,
Ordinance 21.93

Salt Lake City Corporation

Date: June 2, 1994

Applicant's Name: Reagan Outdoor Advertising Phone #: 521-1775

Applicant's Address: 1775 No., 900 W. SLC, UT 84116

Property Owner's Name: Menlove Phone #: _____

Billboard Address: 1400 West North Temple

County Tax Parcel # (Sidwell #): 08344280100000 Zoning of Property: C-1

Existing square footage of billboard (of each face and total): 338(676)

Existing number of billboard faces: Two

To be relocated along special gateway.

Before commencing demolition, allow time for the site to be field checked.

Will not be taken down for at least 30 days.

File completed application to:

Permits and Licensing Office
City & County Building
451 South State Street, Room 215
Salt Lake City, Utah 84111

The filing fee is \$50.00

Attach to Application please include a plot plan:

- The plan should be to scale, a minimum of 8 1/2 x 11 inches in size.
- The plan must show :
 - actual property lines with dimensions;
 - size and location of all billboards;
 - size and location of all other signs;
 - size and location of all buildings;
 - layout of parking facilities, plazas, mini-parks, etc.;
 - right-of-way, alleys, and easements;
 - distance to the nearest buildings on all abutting properties.

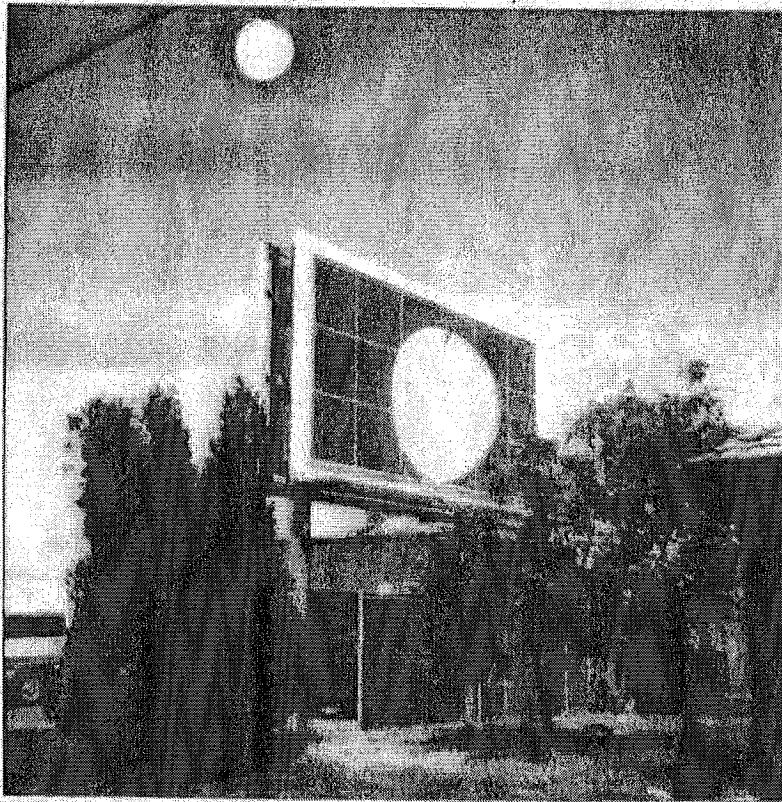
See photo

Signature of Applicant: [Signature]

Signature of Property Owner: _____

Permanent Address: _____

Send Notice to: _____



AVAILABLE 521-7277







90224 7-27-94

Billboard Demolition

Deposit Into Billboard Bank Account

C-1 Final
Gateway

Pursuant to Salt Lake City,
Ordinance 21.93

Salt Lake City Corporation

Date: June 2, 1994

Applicant's Name: Reagan Outdoor Advertising Phone #: 521-1775

Applicant's Address: 1775 No., 900 W. SLC, UT 84116

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 - right-of-way, alleys, and easements;
 - distance to the nearest buildings on all abutting properties.

See photo

Signature of Applicant: [Signature]

Signature of Property Owner: _____

Permanent Address: _____

Send Notice to: _____

ATTACHMENT E: PUBLIC COMMENTS

Thompson, Amy

From: Susan Horne <[REDACTED]>
Sent: Thursday, Septe
To: Thompson, Amy
Subject: Re: Appeals Hearing

Amy,

Yes, they do have a lease signed by my husband in 2007. They have been paying us \$5.00/year to keep it active. In 2017 we thought their lease was up but there is a provision in the old lease that allows Reagan to add additional 10 years to the lease. The lease has no provision for the lessor to terminate the lease. Reagan in 2017 tried to renegotiate the lease at a lower rate. We told them at that time, we won't renegotiate because we don't want a billboard. Reagan's lawyer told us we had no choice. We didn't sign the new lease, but there is a provision in the old lease that allows Reagan to add additional 10 years to the lease. The lease has no provision for the lessor to terminate. It's a frustrating situation to be in.

Our plan became, in the future, we won't cash their \$5 check hoping that would be an avenue for invalidating the lease.

That is the situation. If Reagan is allowed to put up a sign, our lease says they will pay us \$5,500.00/year, half that if they aren't allowed to light it. We would prefer not to have a sign!

Susan Horne
Barton Investment, LLC
[REDACTED]

On Sep 6, 2018, at 12:48 PM, Thompson, Amy <Amy.Thompson@slcgov.com> wrote:

Susan,

Thank you very much for your email. Reagan Outdoor Advertising initially applied for a building permit to relocate a billboard from 1400 W. North Temple (the Overniter Motel) to 775 W. North Temple. The city denied that permit and the denial of the permit is the decision they are appealing. Reagan is representing that they have permission to move the billboard to your property (775 W North Temple). Do you have a lease or other type of agreement with Reagan?

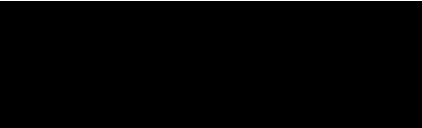
Thank you,

AMY THOMPSON
Principal Planner

PLANNING DIVISION
COMMUNITY *and* NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7281
FAX 801-535-6174

WWW.SLC.GOV/PLANNING



From: Susan Horne [redacted]
Sent: Thursday, September 6, 2018 12:09 PM
To: Thompson, Amy <Amy.Thompson@slcgov.com>
Subject: Appeals Hearing

Amy,

We are in receipt of your notice of appeals regarding a billboard on our property at 775 W North Temple. We will not be at the hearing as we will be out of town on that date. We would prefer not to have a billboard, if that carries any weight in the decision.

SUSAN HORNE
Barton Investment, LLC

